



16 Studley Avenue, Bradford

Bradford

£249,995

# 16 Studley Avenue

Bradford, Bradford

Welcome to this spacious and modern 4-bedroom semi-detached house located in the popular Wibsey cul-de-sac. Step inside and be impressed by the contemporary flair of the extended property. The heart of the house is the sleek dining kitchen complete with a stylish island and convenient bi-fold doors, perfect for hosting friends and family get-togethers.

One of the bedrooms has been cleverly transformed into a fitted home office, ideal for those working from home or needing a dedicated study space. With four bedrooms in total, there is plenty of room for everyone to spread out and relax in their own personal space.

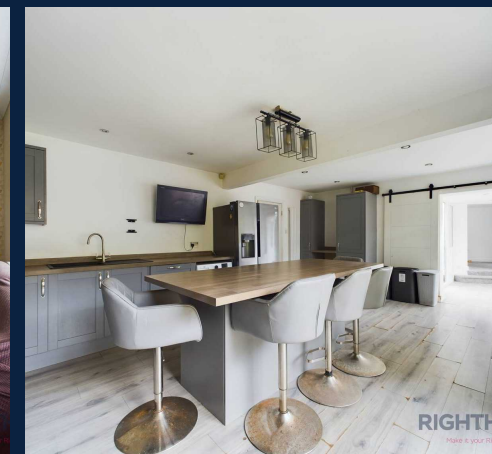
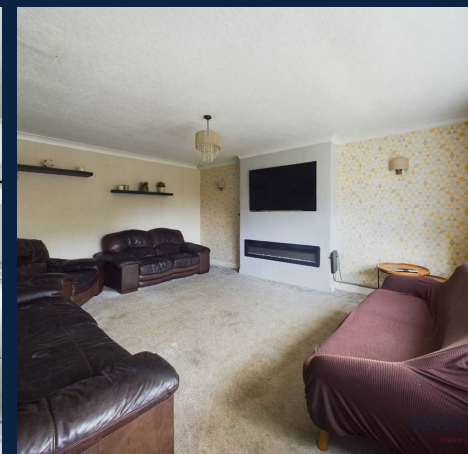
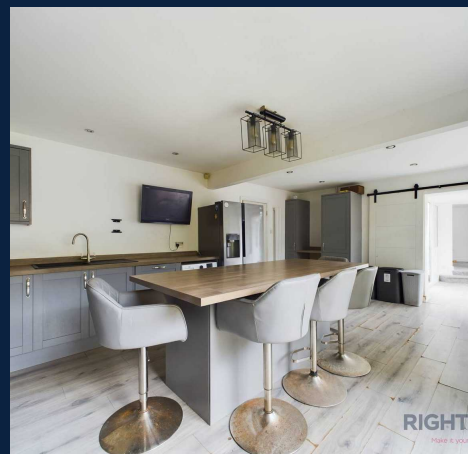
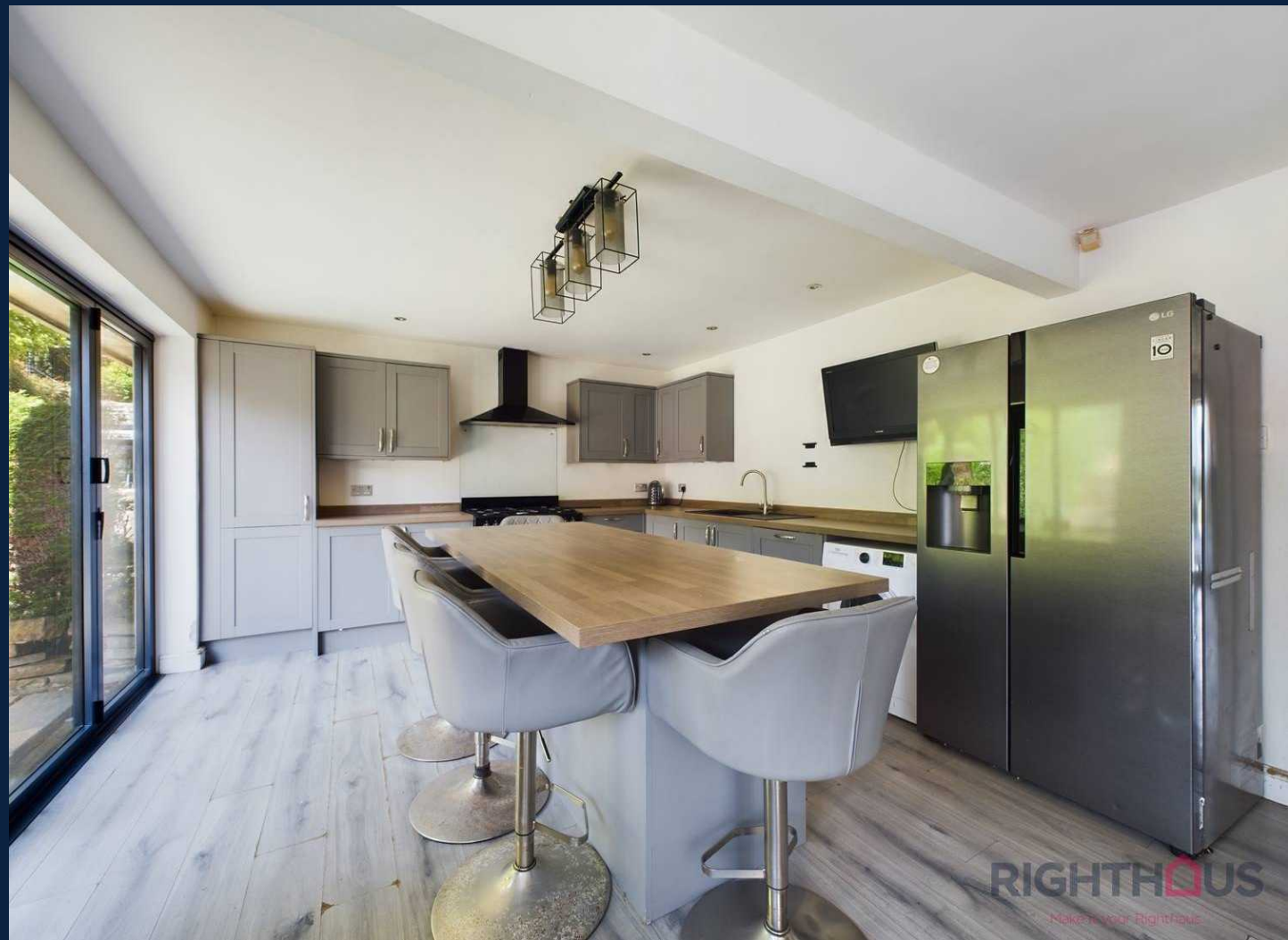
Outside, the property boasts a driveway for convenient parking. Located in a sought-after neighbourhood, this home offers both comfort and style, making it the perfect spot for families or professionals looking for a modern and welcoming place to call home. \*\*\* Don't forget to check out our virtual tour to get a feel for this fantastic property!

\*\*\*

Council Tax band: C

Tenure: Freehold

- \*\*\* VIRTUAL TOUR \*\*\*
- EXTENDED
- SEMI-DETACHED
- POPULAR WIBSEY CUL-DE-SAC
- MODERN DINING KITCHEN WITH ISLAND
- WITH BI-FOLD DOORS
- DRIVEWAY
- BEDROOM 4 / FITTED HOME OFFICE.
- FOUR BEDROOMS



### Hallway

Giving access to the lounge, kitchen and first floor.

### Lounge

16' 4" x 13' 3" (4.99m x 4.04m)

The lounge has modern media wall inc electric fire, Juliet balcony and further benefits from modern flooring, modern decor, gas central heating and double glazing.

### Dining Kitchen

21' 2" x 12' 7" (6.45m x 3.83m)

The kitchen is equipped with a variety of wall and base units, providing ample storage space. Additionally, there is a generous amount of workspace and island available. You will also find a convenient 1 bowl sink unit with a drainer, a Rangemaster style cooker, as well as the added comfort of gas central heating and double glazing.

### Wc

6' 10" x 2' 6" (2.09m x 0.75m)

The part tiled W.C. consists of a 2 piece suite, which includes a low level W.C. and a pedestal hand basin. Additionally, it benefits from gas central heating and double glazing.

### Hallway

Giving access to bedroom 4/ home office.

### Bedroom 4/ home office

18' 1" x 8' 8" (5.51m x 2.65m)

The bedroom/ home office is enhanced by modern decor and flooring. It also enjoys the advantages of gas central heating and double glazing.

### Stairs and landing

Giving access to the three bedrooms and house bathroom.

### Master bedroom

13' 1" x 11' 4" (4.00m x 3.46m)

The bedroom is enhanced by modern decor and flooring. It also enjoys the advantages of gas central heating, double glazing and stunning far reaching views.





### Hallway

Giving access to the lounge, kitchen and first floor.

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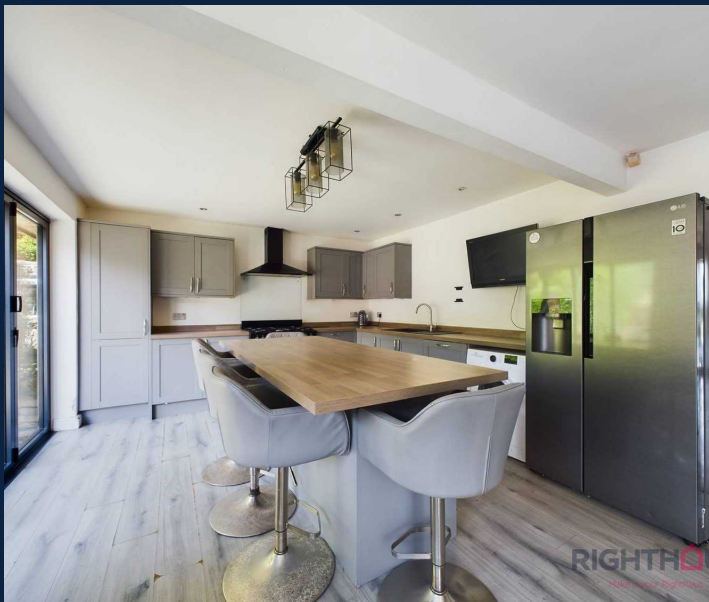
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## FRONT GARDEN

To the front garden is a stunning well manicured lawn and a mature Yew tree.

## REAR GARDEN

To the rear of the property is an artificial lawn, fitted seating and decked patio. Also benefitting from lawned banking and access to the kitchen from the Bi-fold doors.

## DRIVEWAY

2 Parking Spaces

The driveway has been block paved and gives parking for 2-3 cars.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1283.62 ft<sup>2</sup>

119.25 m<sup>2</sup>

Reduced headroom

2.63 ft<sup>2</sup>

0.24 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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