



11 Coppicewood Avenue, Bradford

Bradford

Offers Over £160,000

RIGHT

\*\*\* VIRTUAL TOUR \*\*\* Charming 3-bed gem in BD7 with spacious living/dining area, garage, and well-maintained gardens. Ideal for family gatherings and relaxation. Prime location. Don't miss out - schedule a viewing now!

Council Tax band: B

Tenure: Freehold

- \*\*\* VIRTUAL TOUR \*\*\*
- MID TERRACED PROPERTY
- THREE BEDROOMS
- LARGE LIVING ROOM WITH DINING AREA
- WELL MANICURED FRONT & REAR GARDENS
- GARAGE
- POPULAR BD7 LOCATION with access to many local amenities, including supermarkets.





### Hallway

Giving access to the lounge, kitchen and first floor landing.

### Lounge

23' 5" x 11' 10" (7.15m x 3.60m)

The lounge features an open plan aspect with a dining area, which allows for ample natural light to fill the space. With gas central heating and double glazing, this ensures a cozy and comfortable atmosphere during the colder months. The gas fire adds an extra touch of warmth and ambience to the room. A sliding patio door is in place, providing excellent insulation and energy efficiency for a peaceful living environment.

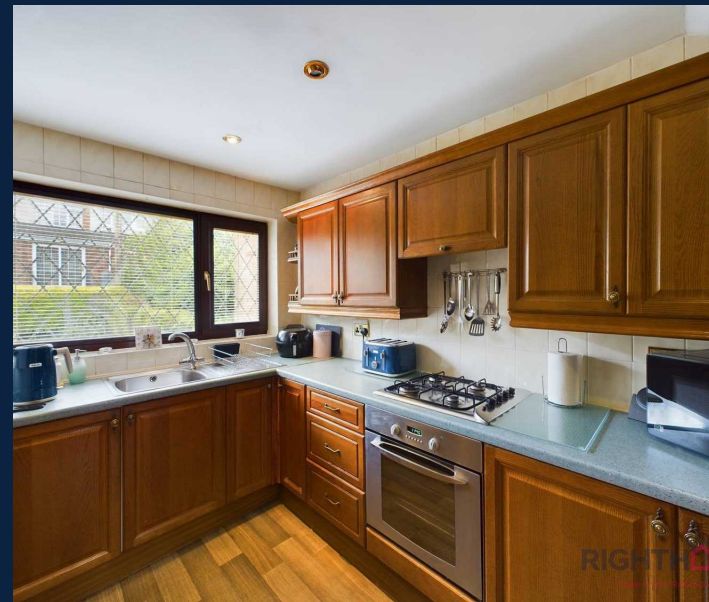
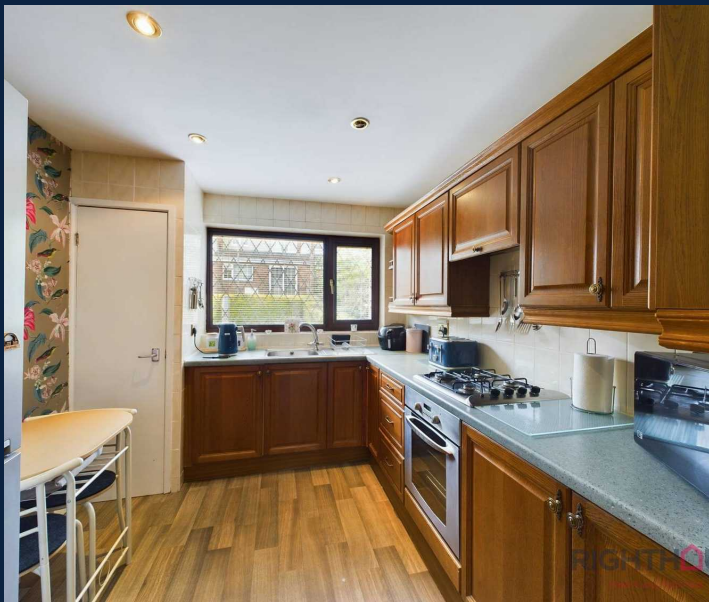
### Kitchen

9' 11" x 8' 8" (3.01m x 2.65m)

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

### Stairs and landing

Giving access to the three bedrooms and house bathroom.





### Master Bedroom

11' 10" x 10' 9" (3.60m x 3.28m)

The bedroom boasts a lovely decor and is adorned with plush carpeting. It is equipped with the convenience of fitted wardrobes, as well as the comfort of gas central heating and double glazing.

### Bedroom 2

10' 5" x 9' 0" (3.17m x 2.75m)

The bedroom is enhanced by well presented decor and flooring. It also enjoys the advantages of having gas central heating, double glazing and a fitted wardrobe.

### Bedroom 3

6' 11" x 6' 0" (2.12m x 1.84m)

This bedroom is enhanced by well presented decor and flooring. It can be utilised as a single bedroom or home office and also has the advantage of central heating and double glazing.

### Shower room

5' 10" x 5' 5" (1.79m x 1.66m)

The family shower room is fully tiled and features a 2-piece suite, which includes a pedestal hand basin and a corner shower cubicle. Additionally, this shower room offers the convenience of gas central heating and double glazing.

### W.C.

4' 7" x 2' 9" (1.40m x 0.84m)

This part tiled W.C consists of low level W.C. Additionally, it benefits from double glazing.



## FRONT GARDEN

To the front of the property is a gated paved area, enclosed by mature topiary, with further border planting areas.

## REAR GARDEN

The rear of the property has an enclosed south facing garden, enhanced with a paved patio, lawn and border planting areas.

## GARAGE

## ON STREET

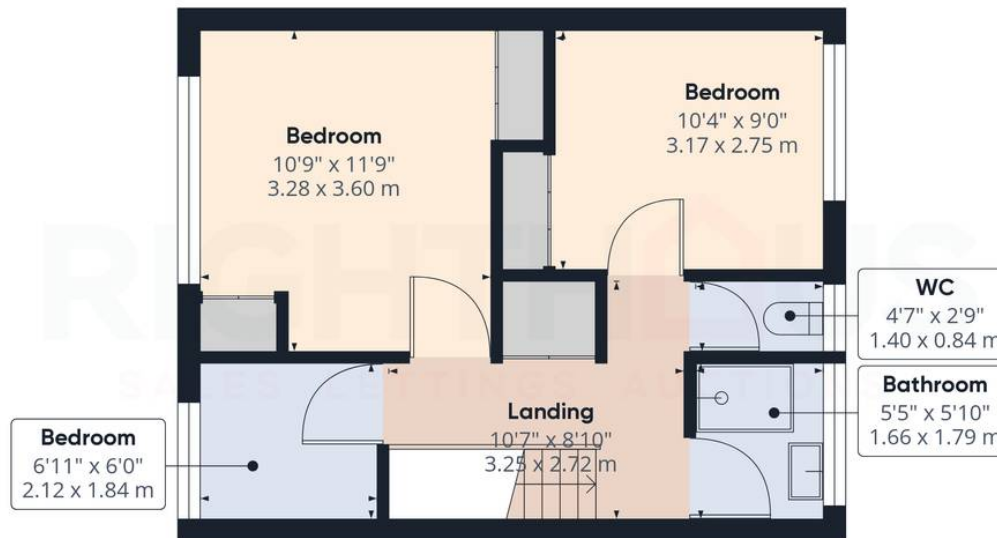




RIGHTHO  
Mortgage and Insurance



Floor 0



Floor 1

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

812.5 ft<sup>2</sup>  
75.48 m<sup>2</sup>

(1) Excluding balconies and terraces

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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