



44 Carr Bottom Avenue, Bradford

Bradford

£179,995

*** VIRTUL TOUR *** Charming THREE BEDROOM END OF TERRACE home in sought-after Bankfoot cul-de-sac. Potential for extension. South-facing garden with tarmac patio. Ample parking for 5 cars. Great opportunity!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- *** VIRTUAL TOUR ***
- END TERRACED PROPERTY
- POPULAR BANKFOOT CUL-DE-SAC
- SPACE FOR EXTENTION *STPC*
- THREE BEDROOMS
- LARGE FRONT AND SIDE DRIVEWAY
- SOUTH FACING GARDEN NOT OVERLOOKED TO THE REAR





Entrance hall

Giving access to the lounge.

Lounge

13' 2" x 11' 7" (4.02m x 3.52m)

The lounge benefits from gas central heating, ensuring a cozy and comfortable atmosphere during colder months. The gas fire adds an extra touch of warmth and ambiance to the room and double glazing is in place, providing excellent insulation and energy efficiency for a peaceful living environment.

Kitchen

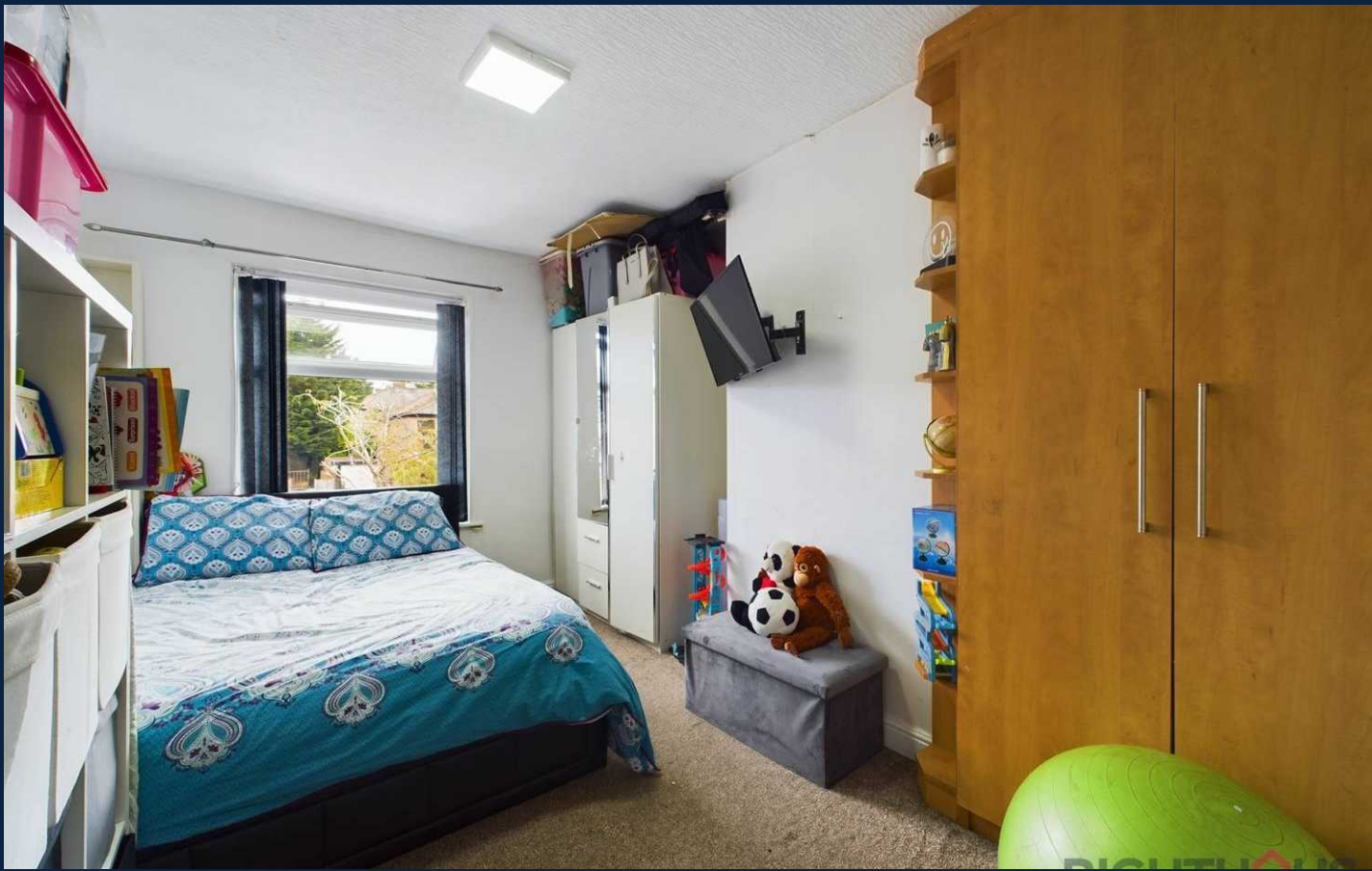
11' 9" x 10' 8" (3.58m x 3.24m)

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, an gas hob, an electric oven, as well as the added comfort of gas central heating and double glazing.

Stairs and landing

Giving access to the three bedrooms and house bathroom.





Master bedroom

13' 7" x 9' 2" (4.14m x 2.79m)

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

Bedroom 2

10' 6" x 9' 5" (3.19m x 2.88m)

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

Bedroom 3

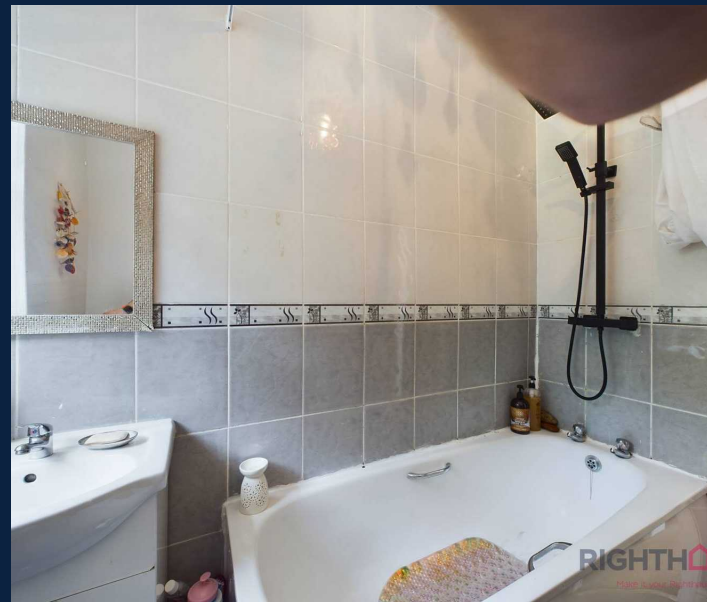
7' 8" x 5' 2" (2.34m x 1.58m)

The bedroom boasts a lovely modern decor and is adorned with plush carpeting. It is equipped with the comfort of gas central heating and double glazing.

Bathroom

7' 7" x 4' 11" (2.31m x 1.51m)

The family bathroom is partially tiled and features a 3-piece suite, which includes a panelled bath, a low level W.C., a pedestal hand basin, and a shower over the bath. Additionally, this bathroom offers the convenience of gas central heating and double glazing.



REAR GARDEN

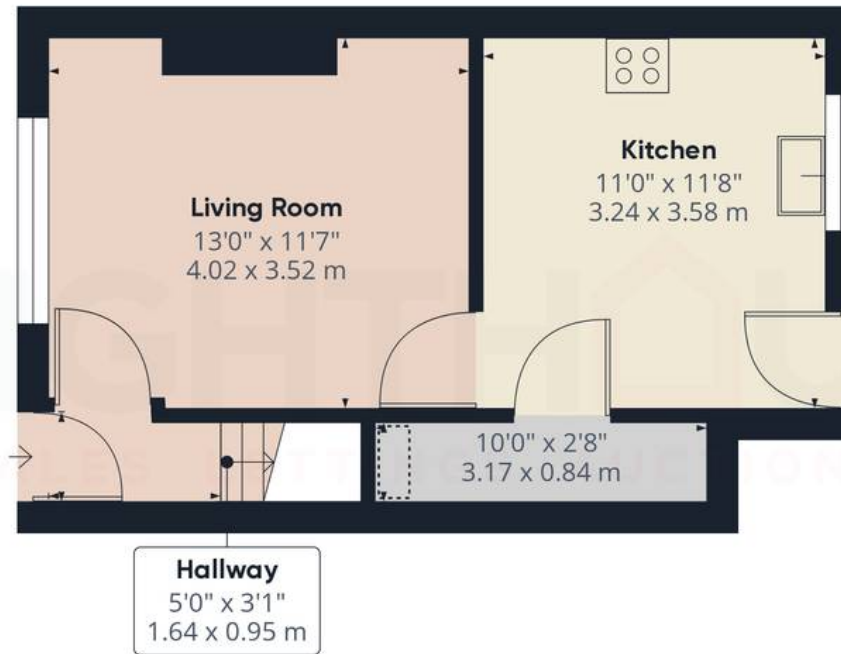
The rear garden has been fitted with a large tarmac patio area that leads onto the lawned garden. The garden is also south facing and not overlooked by any houses to the rear.

DRIVEWAY

5 Parking Spaces

A tarmac driveway can be found to the front of the property which would park circa 3 cars and a further two cars to side of the property.





Floor 0



Floor 1

Approximate total area⁽¹⁾

657.57 ft²

61.09 m²

Reduced headroom

2.48 ft²

0.23 m²

(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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