



**33 Southmere Oval, Bradford**

Bradford

**£189,995**



Charming THREE BEDROOM SEMI-DETACHED house in sought-after area off Moore Ave. Features spacious dining kitchen, modern shower room, garage, and driveway. Perfect for families or home office. Take a virtual tour and make this inviting space yours!

Council Tax band: B

Tenure: Freehold

- \*\*\* VIRTUAL TOUR \*\*\*
- THREE BEDROOMS
- SEMI-DETACHED
- POPULAR LOCATION OFF OF MOORE AVENUE
- DINING KITCHEN
- MODERN SHOWER ROOM
- DRIVEWAY
- GARAGE







### Hallway

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

### Lounge

11' 2" x 10' 10" (3.41m x 3.31m)

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.

### Dining kitchen

15' 1" x 10' 4" (4.61m x 3.15m)

The kitchen as an open aspect with the dining area and 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, an electric cooker, 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

11' 5" x 9' 0" (3.47m x 2.75m)

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

### Bedroom 2

10' 2" x 7' 9" (3.10m x 2.36m)

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

### Bedroom 3

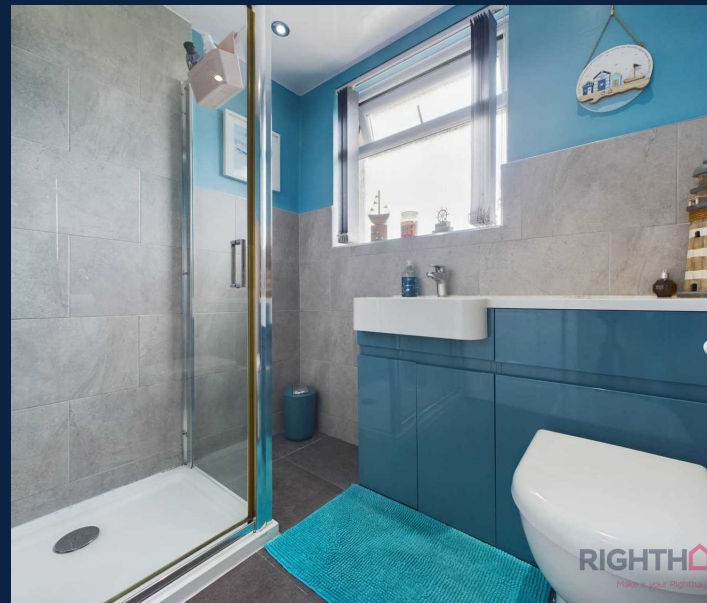
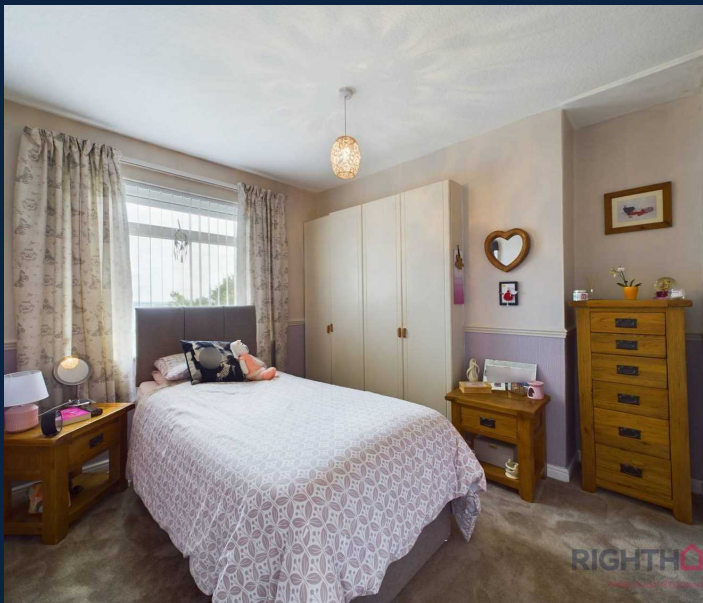
6' 5" x 4' 11" (1.96m x 1.51m)

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

### Shower room

6' 5" x 5' 5" (1.96m x 1.64m)

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





## FRONT GARDEN

To the front of the property is a well manicured garden with small lawn, pebbled bed and border planting areas.

## REAR GARDEN

The rear garden has a paved patio, small pond and border planting areas. A further garden can be found a set of steps with mature shrubbery and wild flowers.

## DRIVEWAY

3 Parking Spaces

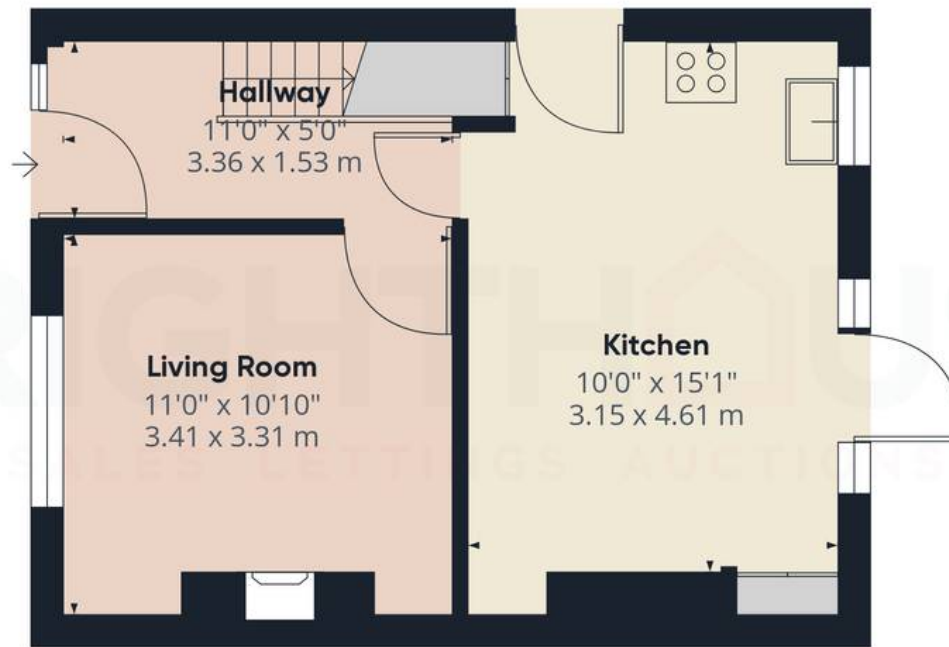
To the side of the property is a driveway that can park up to three cars and leads to the detached garage.

## GARAGE

Single Garage

The garage is accessed from the driveway via an up and over door and has both power and lighting.





Floor 0



Floor 1

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

670.27 ft<sup>2</sup>

62.27 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





## Righthaus Estate Agents

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