

71 St. Pauls Avenue, Bradford

Bradford

£155,000

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- TRADITIONAL MID TERRACED PROPERTY
- PARTICULARY POPULAR LOCATION
- 3 BEDROOMS, CONSERVATORY
- SIZEABLE SOUTH FACING REAR GARDEN
- COMPETITIVE ASKING PRICE









Entrance Lobby
A uPVC entrance door leads into the property. Staircase rising to the first floor and part glazed door into;

Living Room
The focal point of the living room is an ornate surround with a hearth mounted inset gas fire. Half bay window and feature arch to one alcove. Door into;

Breakfast Kitchen
Being equipped with a range of fitted base and wall units together with counter worktop surfaces housing a stainless steel sink unit. Inbuilt oven with hob over. Useful under stair pantry off. uPVC door leading into;

Sun Room

First floor

Landing

Bedroom One
Double bedroom incorporating a range of fitted wall length wardrobes with matching drawer set.

Bedroom Two
Having fitted twin double wardrobes.

Bedroom Three
Single bedroom with bulkead storage.

Bathroom/w.c







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GARDEN

Pathway leading to property frontage. Of specific note is the sizeable rear south facing garden which features a good size central lawn with well stocked borders. Flagged patio beyond the sunroom. * We understand there is a neighbouring right of way path between the patio and garden.









Righthaus Estate Agents

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