



45 Coniston Avenue, Bradford, BD13 2JD

By Auction £160,000

- SEMI DETACHED BUNGALOW
- FOR SALE BY MODERN AUCTION - T & C's APPLY
- FITTED DINING KITCHEN
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- GARDENS FRONT AND REAR
- TWO DOUBLE BEDROOMS
- SUBJECT TO RESERVE PRICE & BUYERS FEES APPLY
- ROOF AND BOILER REPLACED IN RECENT YEARS
- GARAGE & DRIVEWAY
- POPULAR LOCATION

45 Coniston Avenue, Bradford BD13 2JD

**** TWO BEDROOM SEMI DETACHED BUNGALOW ** POPULAR LOCATION ** GARDENS, GARAGE & DRIVEWAY ** GAS CH & UPVC DG **** Bronte Estates are pleased to offer for sale this true bungalow in Queensbury. Offering deceptively spacious accommodation and briefly comprising of an 'L' shaped Hallway, 17' Lounge, a spacious Dining Kitchen, two double Bedrooms and a Bathroom. Gardens to the front and rear, off-road parking and a single detached garage. New roof and boiler replaced in recent years. Early viewing is advised.



Council Tax Band: C



ENTRANCE PORCH

Door and side windows leading into the hallway.

HALLWAY

13'7 x 4'2

Access via double doors to the lounge, opening to the dining kitchen, central heating radiator and a large walk-in storage cupboard with access to the loft via a drop-down ladder.

LOUNGE

17'4 x 11'9

Feature fire surround with granite plinth and a living flame gas fire. Two wall light points, central heating radiator and a window to the front elevation.

DINING KITCHEN

13'1 x 10'1

Fitted kitchen with white wall and base units, laminated work surfaces and splash-back tiling. Integrated oven, four ring gas hob and extractor above, plus a stainless steel sink unit with mixer tap and plumbing for automatic washing machine. Central heating radiator and a window to the front elevation.

BEDROOM ONE

12'4 x 11'9

Window to the rear elevation, double fitted wardrobe and a central heating radiator.

BEDROOM TWO

10'0 x 8'6

Window to the rear elevation and a central heating radiator.

BATHROOM

White three piece bathroom suite comprising of a pedestal wash basin, W.C and panelled bath with electric shower over. Part tiled walls, two windows to the side elevation and a centrally heated towel rail.

LOFT

Boarded loft space with drop-down ladder.

EXTERIOR

Front lawned garden with flowerbed borders and mature shrubs.

Driveway to the side leading to a single detached garage with 'up and over' door.

Low maintenance rear garden with artificial grass, mature hedging.

AUCTIONEERS COMMENTS

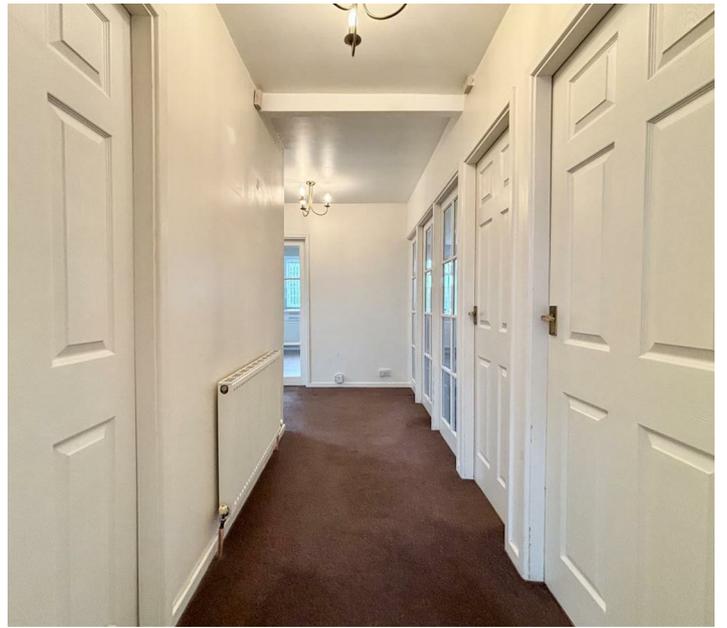
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

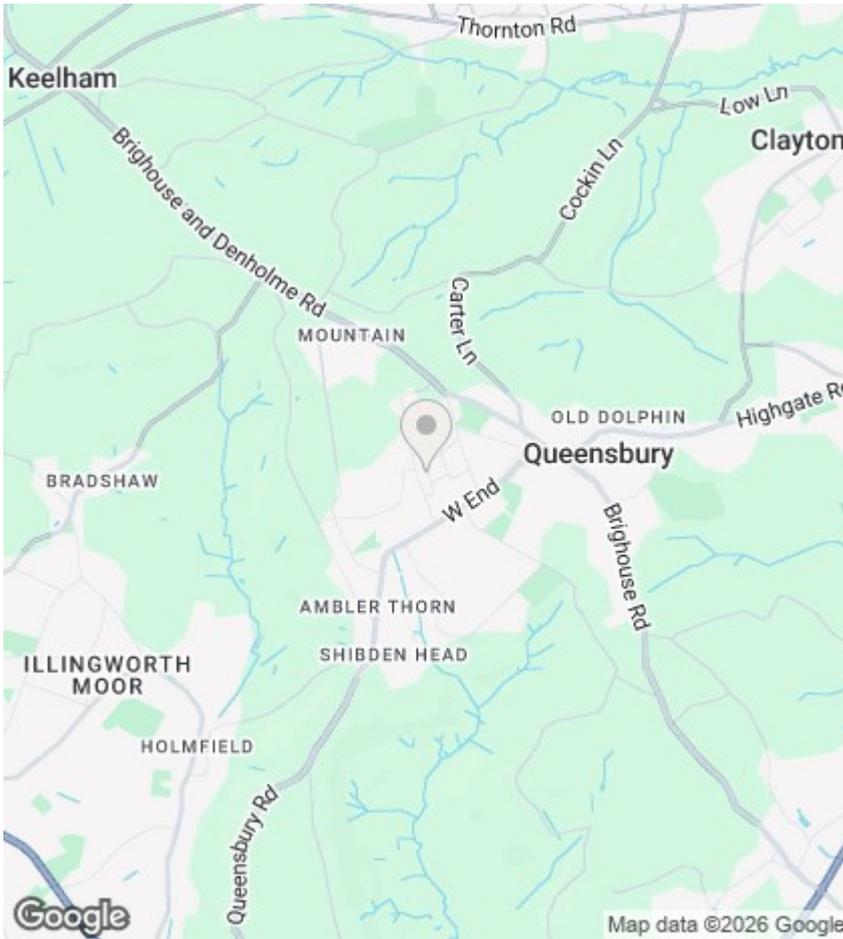
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.







Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	72
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

