



## 69 Scholemoor Avenue, Bradford, BD7 2RU

£140,000

- THREE BEDROOM SEMI-DETACHED
- GAS CENTRAL HEATING
- TWO RECEPTION ROOMS
- GARDEN FRONT & REAR
- CLOSE TO LOCAL AMENITIES
- LARGE ENCLOSED REAR GARDEN
- UPVC DOUBLE GLAZING
- CORNER PLOT
- POPULAR LOCATION
- EARLY VIEWING ADVISED

# 69 Scholemoor Avenue, Bradford BD7 2RU

**\*\* THREE BEDROOM SEMI DETACHED \*\* LARGE CORNER PLOT \*\* POTENTIAL TO EXTEND STPP \*\* GAS CENTRAL HEATING \*\* UPVC DOUBLE GLAZING \*\* TWO RECEPTION ROOMS \*\***  
Bronte Estates are pleased to list for sale this ex-local authority semi detached in BD7, set on a corner plot with a large, enclosed rear garden. Located close to transport links, local schools and amenities at Quora retail park. To the ground floor is an entrance hall, lounge, dining room, kitchen with pantry, side entrance porch and to the first floor there are three bedrooms and a modern shower room. Arrange your viewing ASAP by calling 01274 884040.



Council Tax Band: A



### **Entrance Hall**

The front door leads into a hallway with stairs to the first floor and doors to the lounge and dining room.

### **Lounge**

14'5 x 10'9

A through lounge with windows to the front and rear elevations, a central heating radiator and doors to the kitchen and hallway.

### **Dining Room**

9'0 x 7'3

Window to the front elevation, central heating radiator and a doorway to:

### **Kitchen**

9'8 x 7'7

A fitted kitchen with a range of base and wall cabinets, laminate work surfaces over and splash-back wall tiling. Free-standing gas cooker, plumbing for a washing machine and a stainless steel sink and drainer. There are windows to the side and rear elevations, a door leading to the side porch, a pantry with a window to the rear and a useful under-stairs storage cupboard.

### **Side Porch**

Door leading to the kitchen and a door to the garden.

### **First Floor**

Landing area with a window to the rear elevation.

### **Bedroom One**

10'2 x 8'7

Window to the front elevation, fitted bedroom furniture to include a three door wardrobe, double wardrobe and a dressing table. Central heating radiator.

### **Bedroom Two**

10'6 x 7'9

Fitted with a range of cupboards, desk/dressing table, single cabin bed and a walk-in storage cupboard housing the central heating boiler. Window to the front elevation, hatch to the loft space and a central heating radiator.

### **Bedroom Three**

8'6 x 7'2

Fitted with a range of cupboards and drawers, central heating radiator and a window to the rear elevation.

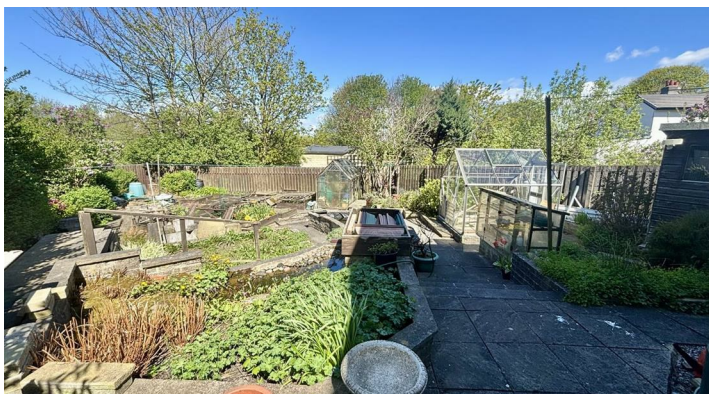
### **Shower Room**

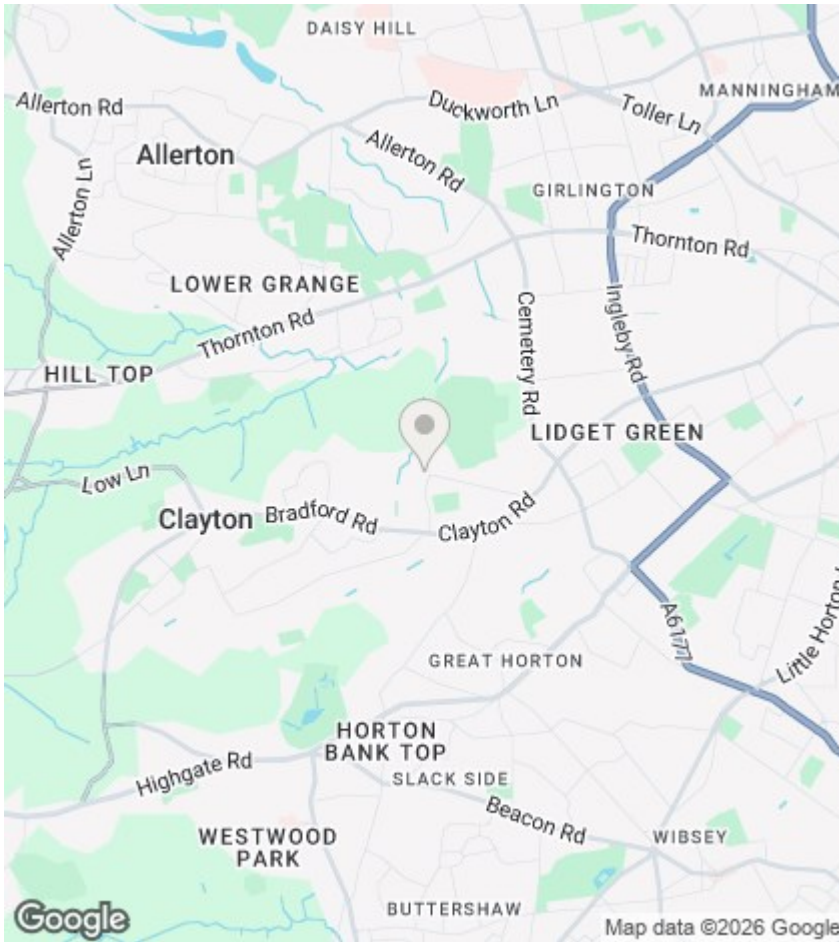
A modern shower room comprising of a walk-in shower with glass screen, washbasin with mixer tap and storage below and a low flush WC. Fully tiled walls, window to the rear elevation and a chrome heated towel rail.

### **External**

To the front of the property is an enclosed garden with fenced boundary, raised flowerbeds, paving and a lockable gate to the side of the house. To the side and rear is a superb, large garden consisting of paved pathways, three garden ponds, raised flowerbeds, two greenhouses, garden shed, outside tap and enclosed boundaries. The property offers potential to extend or perhaps the addition of an annex / garden room, subject to securing any required planning permissions and/or building control.







## Directions

## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	