



**95 Carr Bottom Avenue, Bradford, BD5 9BG**

**Offers In The Region Of £250,000**

- FIVE BEDROOM END-TOWNHOUSE
- TWO RECEPTION ROOMS
- PARKING FOR SEVERAL CARS
- POPULAR LOCATION
- TWO LOFT SPACES
- LARGE SIDE EXTENSION
- TWO SHOWER ROOMS
- ENCLOSED GARDENS
- UPVC DG & GAS CH
- AN IDEAL FAMILY HOME

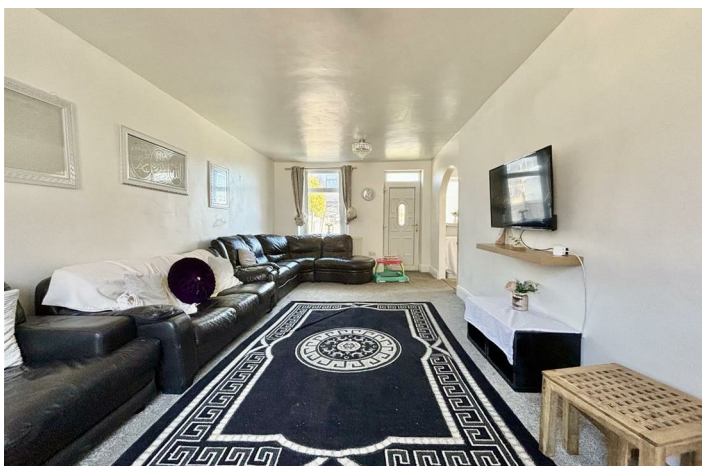


# 95 Carr Bottom Avenue, Bradford BD5 9BG

**\*\* SPACIOUS EXTENDED END TOWNHOUSE \*\* FIVE BEDROOMS \*\* TWO BATHROOMS \*\* CORNER PLOT \*\* GARDENS AND DRIVEWAY \*\*** Bronte Estates are pleased to offer for sale with large family home, just off Carr Bottom Road in BD5. The property has been significantly extended to the side, making it ideal for multi-generational living. To the ground floor is a hallway, a large 23' lounge, a second reception room and a spacious dining kitchen. To the first floor are four double bedrooms, a single bedroom and two shower rooms. Off-road parking can be found to the front and enclosed gardens to the side and rear.



Council Tax Band: B



### **Porch & Hallway**

A front entrance porch with UPVC door and side windows leads into a hallway with doors off to both reception rooms and stairs to the first floor.

### **Lounge**

23'1 x 11'3

(Previously two rooms). A super size reception room with windows to both the front and rear, two central heating radiators and a door to the rear garden.

### **Sitting Room**

16'8 x 9'8

Window to the front and a central heating radiator.

### **Dining Kitchen**

16'0 x 9'8

Fitted with a range of base and wall units with working surfaces over, gas cooker point with extractor above, stainless steel sink & drainer and windows to both the side and rear. Ample space for a dining table & chairs.

## **First Floor**

### **Bedroom One**

14'1 x 9'7

Window to the rear and a central heating radiator.

### **Bedroom Two**

12'9 x 9'9

Window to the front and a central heating radiator.

### **Bedroom Three**

12'4 x 9'1

Window to the front and a central heating radiator.

### **Bedroom Four**

9'10 x 9'1

Window to the rear and a central heating radiator.

### **Bedroom Five**

7'2 x 4'7

Window to the front and a central heating radiator.

### **Shower Room**

A fully tiled shower room comprising of a shower cubicle with mains powered shower, WC and a washbasin with storage below. Window to the rear and a chrome heated towel rail.

### **Wet Room**

Mains powered shower, WC and a pedestal washbasin. Fully tiled walls and a window to the side elevation.

### **External**

To the front of the property is a tarmac driveway with easy off-road parking. To the side and rear is an enclosed garden with a high boundary wall, decked area and a lawn.

### **Additional Information**

When placing an offer, please bear in mind that we cannot list the property as sold until we have seen full proof of funding, and you have completed our digital ID checks for anti-money laundering purposes. Our digital ID checks include a small fee as they are done through a third party; we ask for your cooperation at this stage to ensure there will be no delays in agreeing a sale.

While we take extra care in making our sales particulars accurate and reliable, they are only a general guide and are to be used as such. Should you have any further questions on the property, please do not hesitate to contact the office via phone, email or in person and we will be more than happy to help you the best we can.

Our floor plans and measurements are created with utmost precision to the best of our ability; however, we cannot guarantee all measurements will be 100% accurate. You must verify the dimensions carefully before ordering any built-in furniture, carpets etc.

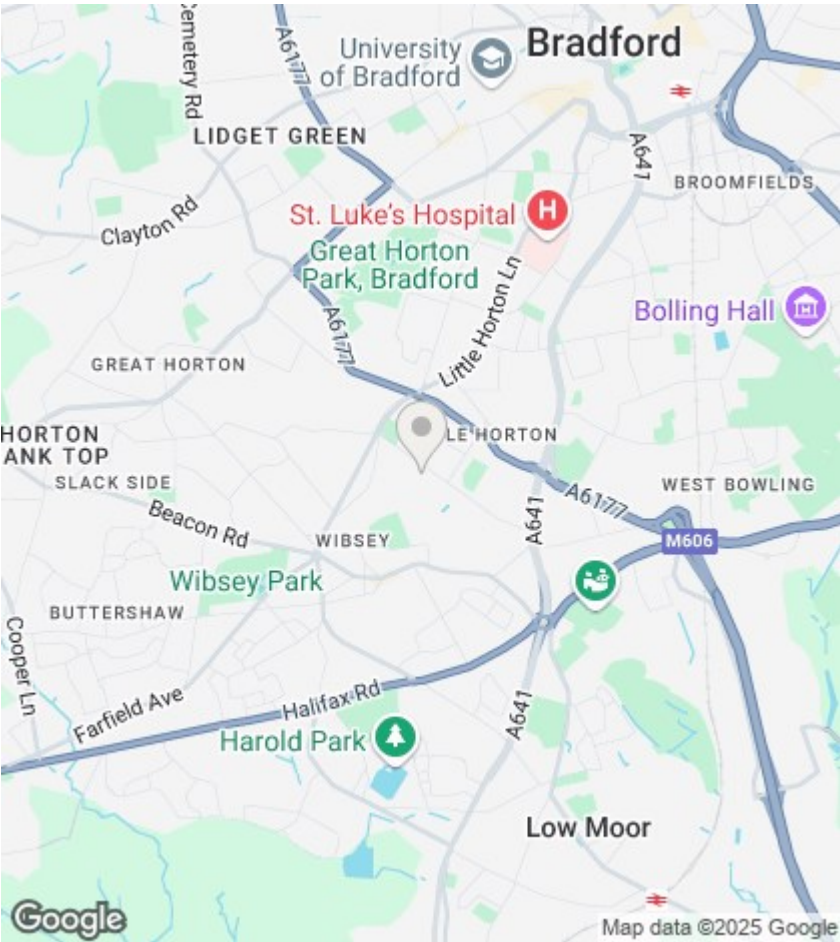












Directions

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		84
(69-80) C	71	
(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