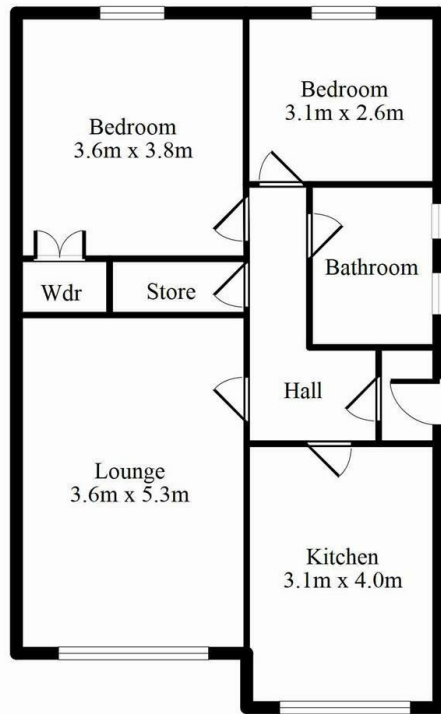




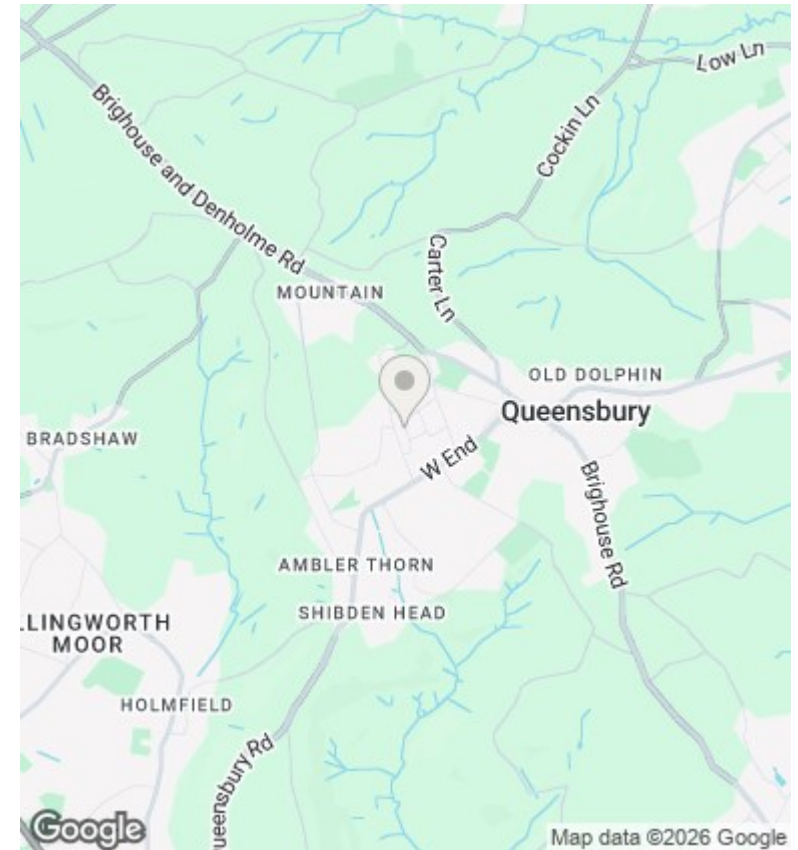
## 45 Coniston Avenue, Bradford, BD13 2JD

£200,000

- SEMI DETACHED BUNGALOW
- FITTED DINING KITCHEN
- BOARDED LOFT SPACE
- POPULAR LOCATION
- TWO DOUBLE BEDROOMS
- ROOF AND BOILER REPLACED IN RECENT YEARS
- GARAGE & DRIVEWAY
- SPACIOUS HALLWAY
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- GARDENS FRONT AND REAR



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS 2025



## Directions

## Viewings

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

## Council Tax Band

C

## EPC Rating:

D

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