



7 Derwent Avenue, Wilsden, Bradford, BD15 0LY

£265,000

- FOUR BEDROOM SEMI DETACHED DORMER BUNGALOW
- WELL PROPORTIONED REAR GARDEN
- GARAGE WITH NEW ELECTRIC REMOTE DOOR
- POTENTIAL TO UPDATE/MODERNISE
- GAS CH & UPVC DG
- PLANNING APPROVED FOR FRONT DORMER
- SHARED DRIVEWAY TO THE SIDE
- SPACIOUS LIVING ROOM
- DESIRABLE LOCATION
- ARRANGE YOUR VIEWING NOW!

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**** FOUR BEDROOM SEMI DETACHED DORMER BUNGALOW ** DESIRABLE WILSDEN LOCATION ** PLANNING APPROVED FOR FRONT DORMER EXTENSION ** DRIVEWAY, GARAGE & GARDENS **** Bronte Estates are delighted to list this deceptively spacious property, nestled in a quiet cul-de-sac in the popular village of Wilsden. To the ground floor is a dining kitchen, 18' living room, spacious inner hallway, two double bedrooms - one could be used as a dining room if required and the family bathroom. To the first floor are a further two double bedrooms, WC with washbasin and a large store room/occasional bedroom with access to the eaves. The store room/eaves has planning approved for a dormer window, which could make the property five bedrooms. Gardens to the front and rear, garage with electric remote door and off-road parking. Early viewing is advised.



Council Tax Band: C



Dining kitchen

12'2 x 9'1

The side entrance door leads into the kitchen, fitted with a range of base and wall cabinets with laminate work surfaces over and splash-back wall tiling. Integrated electric oven, five ring gas hob, extractor, stainless steel sink & drainer and plumbing for a washing machine. There are windows to the front and side elevation, central heating radiator and a door to the lounge.

Lounge

18'6 x 12'2

Large picture window to the front elevation, stone fireplace with gas fire, central heating radiator and a door to the inner hall.

Inner Hall

Stairs leading off to the first floor, window to the side elevation and doors to two bedrooms, bathroom, storage cupboard and the lounge. Central heating radiator.

Bedroom One

12'6 x 10'2

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

Bedroom Two / Dining Room

11'3 x 9'3

Window to the rear elevation and a central heating radiator.

Bathroom

A fully tiled bathroom comprising of a panelled bath with shower over, WC and a pedestal washbasin. Window to the side elevation and a central heating radiator.

First Floor

Landing area with a window to the side elevation, open staircase and doors to two further double bedrooms, store room and a WC.

Bedroom Three

12'6 x 10'2

Dormer window to the rear elevation and a central heating radiator.

Bedroom Four

11'3 x 9'3

Dormer window to the rear elevation and a central heating radiator.

Store Room / Occasional Bedroom

12'4 x 6'2

Giving access to the eaves.

Eaves Storage

21'0 x 11'3

Restricted head height.

WC

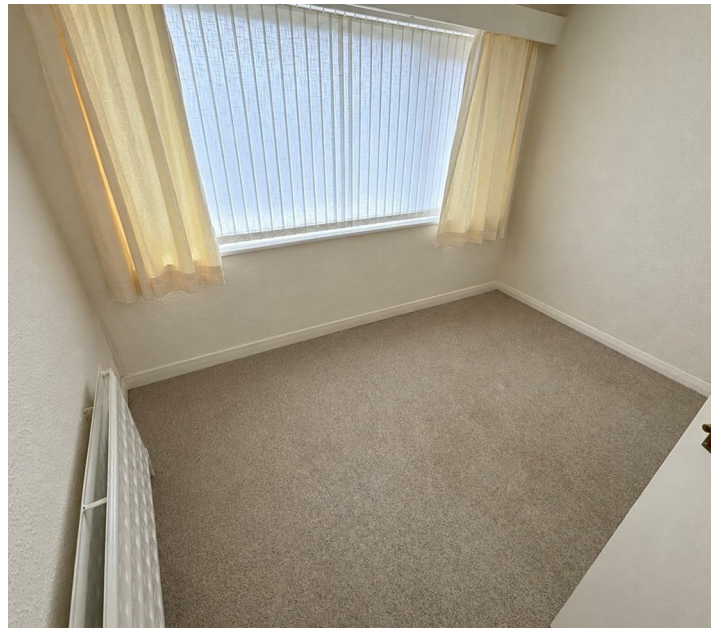
Low-suite WC, washbasin and a window to the side elevation.

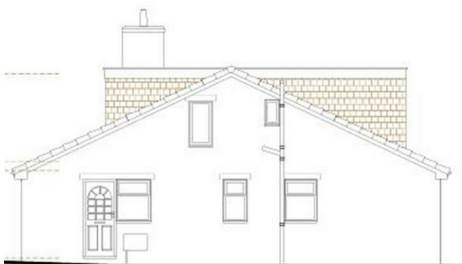
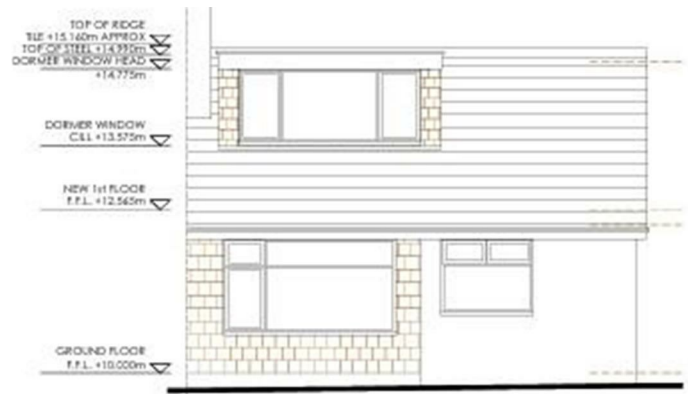
External

To the front of the property is an open plan lawn with flowerbed, parking space and the shared drive that runs down the side of the house to the garage. The rear garden is a good size and consists of a paved patio seating area, circular lawn, further lawned area, flower beds, gravelled areas, greenhouse and an array of mature flowering shrubs/trees.

Garage

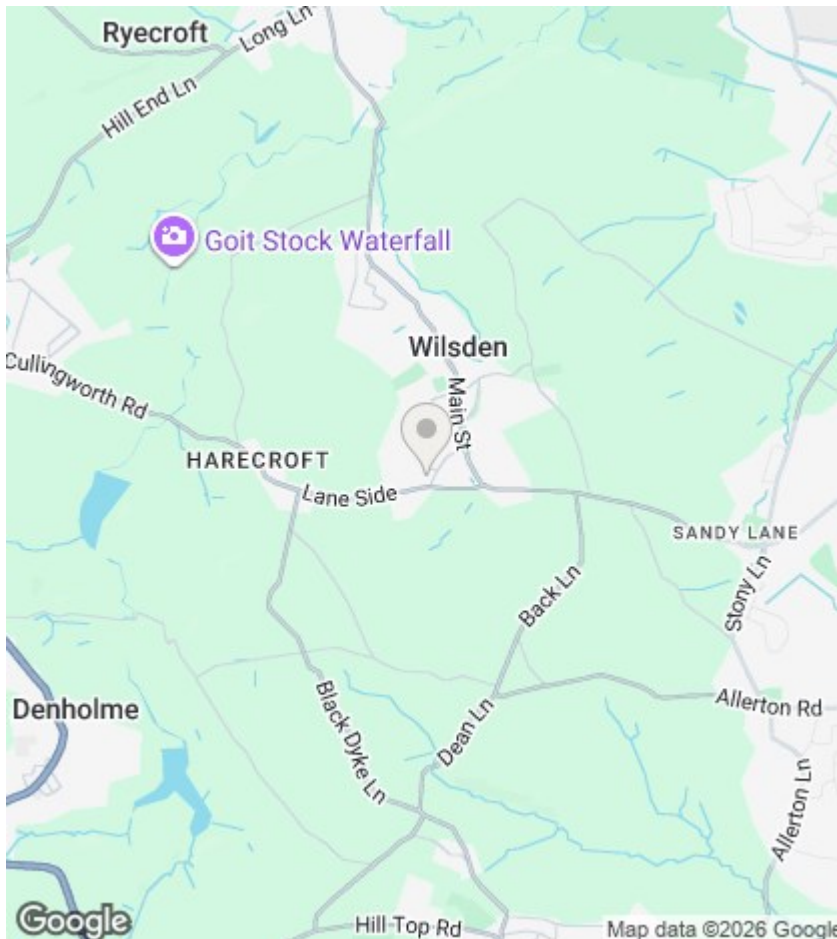
Single garage with power, light and an electric roller shutter door.





PROPOSED SIDE (SOUTH-WEST) ELEVATION 1:50





Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

