



18 Woodvale Way, Bradford, BD7 2SJ

£230,000

- THREE BEDROOM SEMI DETACHED
- WRAPAROUND GARDENS TO THREE SIDES
- UPVC DG & GAS CH
- BUS STOP AT THE END OF THE ROAD
- THREE WELL PROPORTIONED BEDROOMS
- CORNER PLOT OFFERING POTENTIAL
- DRIVEWAY & SINGLE GARAGE
- CLOSE TO LOCAL SCHOOLS
- QUORA RETAIL PARK IN WALKING DISTANCE
- SECURITY ALARM SYSTEM

18 Woodvale Way, Bradford BD7 2SJ

**** THREE BEDROOM SEMI-DETACHED ** LARGE CORNER PLOT ** POTENTIAL TO EXTEND STPP ** DRIVEWAY & GARAGE ** POPULAR LOCATION **** Bronte Estates are pleased to list for sale this ideal family home located in a good position on the popular Woodvale Way in BD7, bordering Clayton. With excellent transport links, local amenities close by and potential to create further living space, we're sure this one will be popular. Well maintained by the current owner and briefly comprising of an entrance hall, 25' lounge-diner, kitchen, three first floor bedrooms and a family bathroom. Externally the property enjoys wraparound gardens to three sides, off-road parking and a single detached garage. Further benefitting from gas central heating with a combi-boiler and UPVC double glazing. Early viewing is advised.



Council Tax Band: C



Entrance Hall

UPVC Front door and side window, stairs to the first floor with storage cupboard below, doors to the lounge & kitchen and a central heating radiator.

Kitchen

11'6 x 7'6

Fitted kitchen with a range of base and wall cabinets, laminated work surfaces over and splash-back wall tiling. Integrated electric oven, gas hob, extractor and a stainless steel sink along with plumbing for a washing machine. There is a UPVC entrance door to the side elevation and a window to the rear.

Lounge - Diner

25'8 x 11'1

A spacious through lounge that could be split to create a second reception room. Bay window to the front elevation, French doors to the rear garden, two central heating radiators and an attractive fireplace with a glass fronted remote control gas fire (fire installed in 2025).

First Floor

Landing area with fitted storage cupboards, window to the side elevation and access to the loft space via a drop-down ladder.

Bedroom One

15'1 x 10'6 (measurement to wardrobe front)

Wall-to-wall fitted wardrobes with sliding doors providing a good amount of storage space, bay window to the front elevation and a central heating radiator.

Bedroom Two

10'6 x 10'0

Three-door wardrobe with sliding doors, window to the rear elevation and a central heating radiator.

Bedroom Three

8'6 x 7'9

A good sized third bedroom with plenty of space for a single bed, wardrobe and drawers. Laminate flooring and a window to the rear.

Bathroom

A fully tiled bathroom comprising of a panelled

bath with mains powered shower over, pedestal washbasin and a low flush WC. Windows to both the front & side elevations and a central heating radiator.

External

To the front, side and rear of the property are low maintenance gardens consisting of a gravelled area, lawn, flower beds, paved pathways and a drive to the rear. Stone wall boundary, mature trees and hedging.

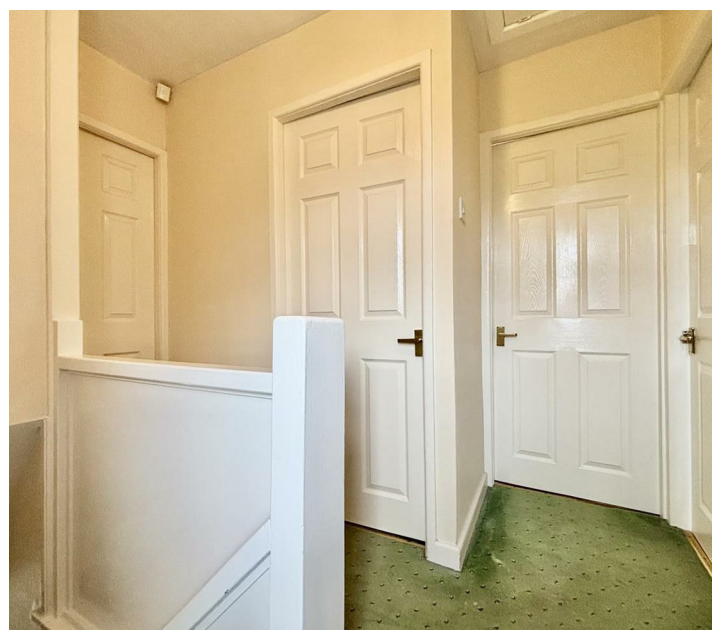
Garage

Single detached garage with power, lighting and an 'up and over' door.

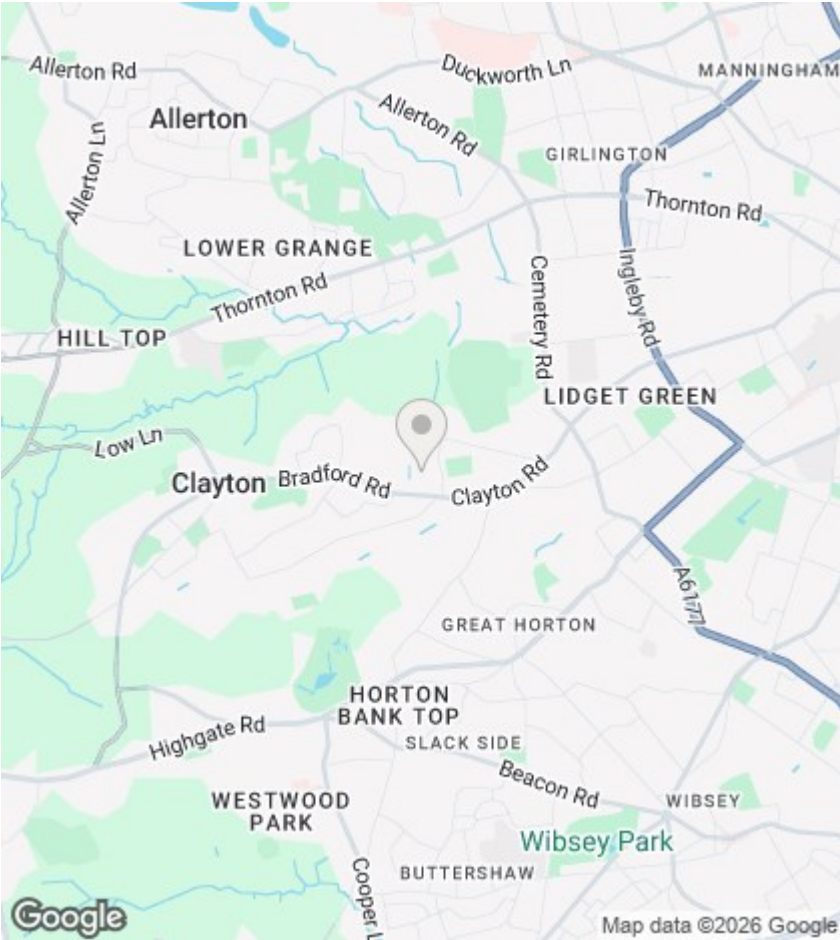
Please Note

Energy Performance Certificate and Floor Plan to follow.

Several properties on Woodvale Way have been extended to the side/rear, plus dormer loft conversions.







Directions

Viewings

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

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	