

MARSH & MARSH PROPERTIES

127 Fenby Avenue, Bradford, BD4 9LJ

£169,950



Properties such as this are rare to the market, so if you are looking for a well presented, three double bedroomed, bungalow then this will certainly be of special interest to you. This property has something for everyone, be it a retiring couple, growing family or even a first time buyer. The property is set back from the roadside, in a charming Yorkshire stone forecourt, featuring ample parking space for four cars and with tree to the front corner creating a fantastic kerb appeal and ideal first impression upon arriving at this bungalow. To the rear of the property is a private lawned and patio garden that is low-maintenance but the ideal size to sit out and relax or entertain.

Internally the property is well presented and features a modern style décor and colour scheme. The house has a newly fitted kitchen and flooring that enhances the appeal of this charming home. With its inviting living room, spacious dining kitchen, three double bedrooms and well-appointed house bathroom. Just step inside and you can't fail to be impressed with everything this property has on offer.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

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The property is situated in a peaceful position but also benefits from a well-connected location, being only a short 10 minute drive from the M62 motorway providing quick access to the major cities of Leeds and Manchester whilst being a short 10 minute drive from Bradford city centre. The property is close to all local amenities including garden centres, shops and services, in addition to golf clubs. The property is also close to good local schools within a short commute.

Owing to the numerous fantastic features on offer with this bungalow an early appointment to view is essential in order to fully appreciate this rare gem.

From the side of the property a wooden door opens into the

HALLWAY

A light and bright hallway that provides access throughout the property and presents an ideal reception into the bungalow. With a wood laminate flooring, ceiling inset spotlights, cornice to ceiling and wall mounted coat hooks.

From the hallway wooden doors open into the

LIVING ROOM



A warm and welcoming living room that offers a light and bright space. The room benefits from a gas fire, set on a stone hearth, creating the ideal central feature. With a carpeted floor, wall mounted light fittings, single radiator, uPVC double glazed window to the front elevation and television access point.



DINING KITCHEN



A bright and spacious dining kitchen that offers a fantastic amount of space creating the ideal family communal area. To one side there is ample room for a large dining table that overlooks the garden via the uPVC double glazed French doors. To the other side of the room is a "U" shaped set of laminated work surfaces featuring a newly

installed kitchen, all with over and under counter cupboards and drawers offering ample storage space. With an integrated hob, integrated oven, modern style extractor hood, single radiator, plumbing for a washing machine, integrated dishwasher splashback tiling, wood laminate flooring, two uPVC double glazed windows to the side and rear elevations, wooden door providing access to the rear elevation, two central light fittings, cornice to ceiling, space for a fridge/freezer and a stainless steel sink with stainless steel mixer taps.



BEDROOM 1

A large master bedroom that offers ample space for a king sized bed along with additional bedroom

furniture. With a uPVC double glazed window to the front elevation, carpeted floor, central light fitting, cornice to ceiling and single radiator.



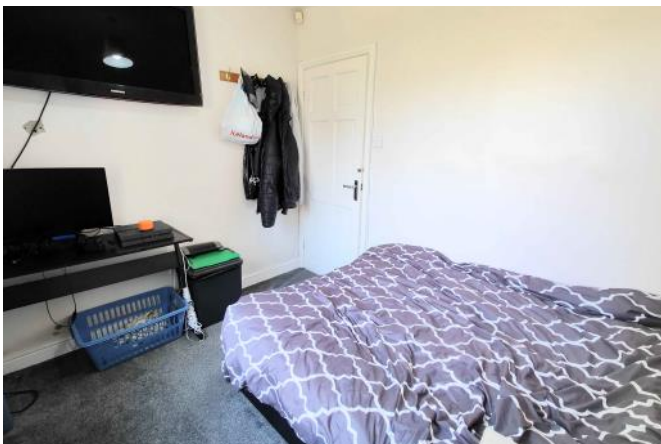
BEDROOM 2



Another good sized double bedroom again offering space for a double bed along with additional bedroom furniture. With a uPVC double glazed window to the side elevation, carpeted floor, central light fitting, cornice to ceiling and single radiator.



BEDROOM 3



A generous third bedroom again offering space for a double bed. The ideal room for a work from home office, guest room or child's bedroom. With a uPVC double glazed window to the side elevation, carpeted floor, central light fitting and single radiator.

BATHROOM



A well-presented house bathroom that has made excellent use of the space on offer to create a highly functional room. With a tiled panel bath, alcove inset electric shower cubicle, low flush toilet, pedestal washbasin, frosted uPVC double glazed window to the side elevation, ceiling inset spotlights, cornice to ceiling, tiled floors, tiled walls, cornice to ceiling and extractor fan.

GARDENS



To the rear of the property are the well-presented lawned and patio gardens offering the ideal space to sit out and relax or to have a barbeque. The enclosed nature of the gardens creates the ideal place for children and pets to play in a secure

environment. The garden is bordered by wooden fence and there are two access pathways to the front of the property.



PARKING



To the front of the property is a tarmac forecourt, with corner tree and stone wall surround, which creates an ideal secure parking space for four cars.

NB: Access must be provided for vehicular access to the rear property.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, fitted alarm system and gas central heating. The loft has been fully boarded to create a large storage space.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

DIRECTIONS

From Odsal roundabout travel on the ring road towards Tong on Rooley Avenue (A6036) for 0.5 miles and at the roundabout take the 2nd exit onto Rooley Lane. Continue for 0.8 miles and at the next roundabout take the 2nd exit onto Rooley Lane. After 0.4 miles at the roundabout take the 2nd exit onto Sticker Lane and travel for a further 0.3 miles. At the traffic lights turn right onto Fenby Avenue and after 150m the property will be on your left hand side and can be identified by the Marsh & Marsh Properties "For Sale" sign.

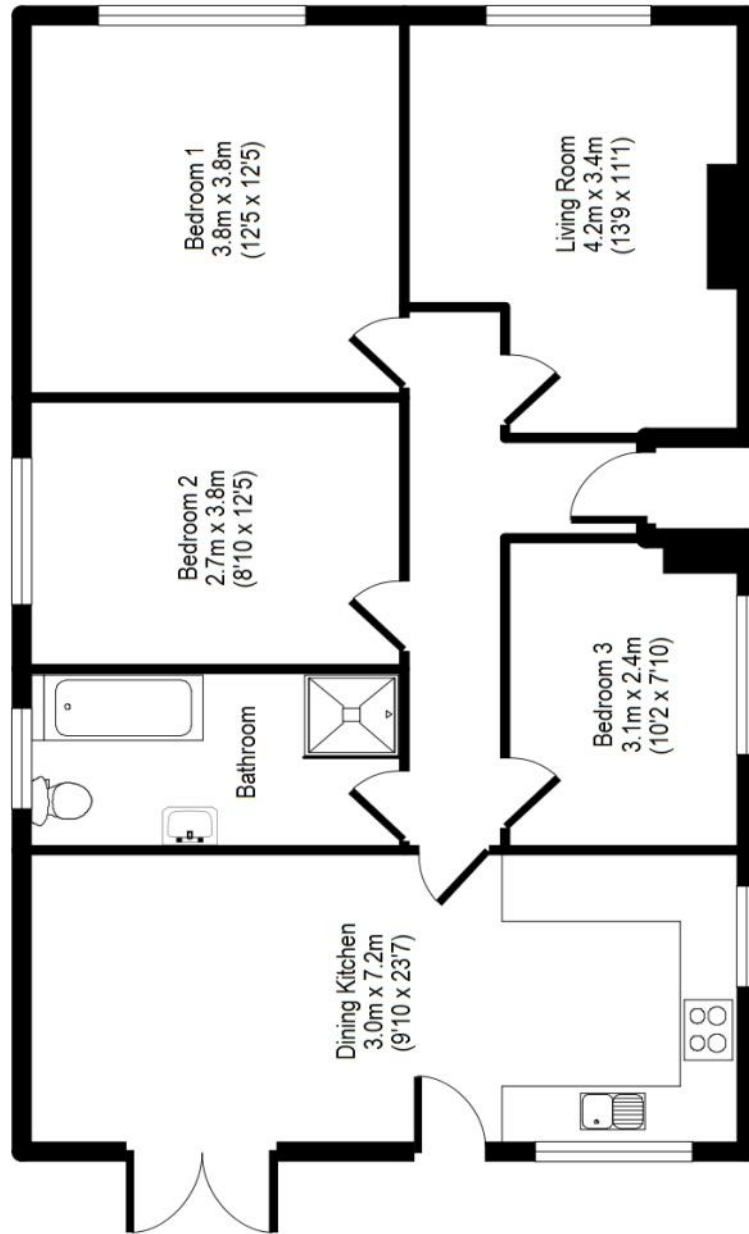
For sat nav users the postcode is: BD4 9LJ

MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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APPROX GROSS INTERNAL FLOOR AREA: 80 sq. m / 864 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

All images and dimensions are not intended to form part any contract or warranty.

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