



## Coniston Avenue, Bradford BD13 2JD

- THREE BEDROOM SEMI DETACHED BUNGALOW
- REQUIRING SOME UPDATING
- SCOPE TO EXTEND SUBJECT TO PLANNING REGS
- GARDENS, GARAGE AND DRIVEWAY
- GAS CENTRAL HEATING & UPVC DG
- 19' RECEPTION ROOM
- IDEAL FAMILY SIZED ACCOMMODATION
- EARLY VIEWING ADVISED

**£140,000**

EPC Rating '70'





## Property Description

Bronte Estates are pleased to offer for sale this **THREE BEDROOM SEMI DETACHED BUNGALOW**, offering **MASSES OF POTENTIAL!** This is a **TRUE BUNGALOW** with all the accommodation currently on the ground floor. However, neighbouring properties have **EXTENDED IN TO THE ROOF SPACE**, creating **FURTHER ACCOMMODATION**. There is also **SCOPE TO EXTEND** to the side and/or rear of the property, subject to planning regulations. The property sits parallel to Fleet Lane and access to the drive and garage is on Fleet Lane. Although the property **REQUIRES UPDATING**, it does benefit from **GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING**. Ideal for an **INVESTOR** or family buyer alike. The property briefly comprises; Dining Kitchen, 19' Lounge, Inner Hall, Three Bedrooms, Shower Room, Garage, Drive and Gardens to three sides. **EARLY VIEWING IS ESSENTIAL TO APPRECIATE THE POTENTIAL!**

**DINING KITCHEN 12' 2" x 9' 3" (3.71m x 2.82m)**  
Fitted wall and base units with contrasting work



surfaces and tiled splash-backs. Stainless steel sink and drainer with mixer tap. Central heating boiler. High level integrated oven and grill, 5 ring gas hob and extractor hood. External door and window to the side elevation and a window to the front elevation. Central heating radiator.

**LOUNGE** 19' 0" x 12' 1" (5.79m x 3.68m) A very good sized reception room with large picture window to the front elevation. White fireplace with marble effect back and hearth. Central heating radiator.

**INNER HALL** 6' 5" x 6' 5" (1.96m x 1.96m) White wash effect laminate flooring, access to the loft space, large airing cupboard and access to the bedrooms and shower room.



**BEDROOM ONE** 12' 2" x 11' 0" (3.71m x 3.35m) Central heating radiator and window to the rear elevation. There is currently a large walk-in wardrobe in this room that could allow space for a staircase to be added that would create access for a loft conversion - subject to planning consents.

**BEDROOM TWO** 10' 5" x 8' 4" (3.18m x 2.54m) Central heating radiator and double French doors to the rear garden.

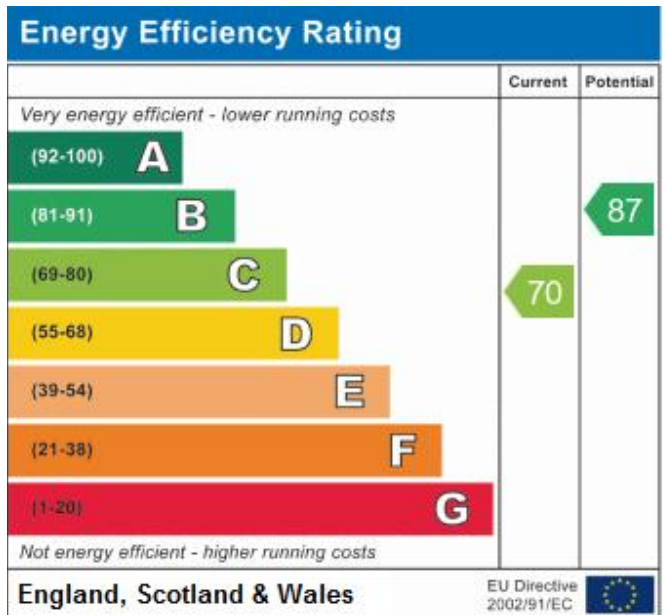
**BEDROOM THREE** 9' 1" x 7' 3" (2.77m x 2.21m) Window to the side elevation and central heating radiator.



**SHOWER ROOM** 6' 3" x 5' 7" (1.91m x 1.7m) Walk-in tiled shower enclosure with electric shower and shower curtain rail. Pedestal wash basin and low flush WC. Window to the side elevation.

**EXTERIOR** To the front of the property is an open plan lawn area and pathway providing pedestrian access to Coniston Avenue. The side of the property is on Fleet lane and is mainly laid to lawn with high hedging and fence boundary. To the rear of the property is a flagged patio area and lawn. Accessed from Fleet Lane is a driveway and single garage. The property has good sized gardens all round and would lend itself to a side or rear extension - subject to the necessary planning consents.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements