

25 Pintail Avenue, Bradford, BD6 3XX

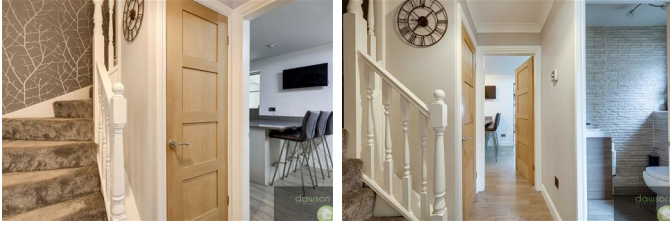
**£290,000**

Offered FOR SALE is this THREE bedroom DETACHED property on this pleasant cul-de-sac in this sought after area. Accommodation comprises; Entrance lobby, cloaks/w.c. lounge, dining kitchen and garden room. To the first floor; landing, three bedrooms, master with en-suite shower room and bathroom. Gardens, off road parking and garage. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.



## Ground Floor

### Entrance Hallway



Laminate floor, alarm control panel, storage cupboard. Fusebox, radiator, coving to ceiling. Composite obscure double glazed door to front. Staircase access to first floor and doors to lounge, dining kitchen and cloaks/w.c.;

### Cloaks/w.c. 2'11" x 5'10" (0.9 x 1.8)



Two piece suite comprising low flush w.c. and sink with vanity unit. Laminate floor, part tiled walls, chrome heated towel radiator and Upvc obscure double glazed window to side.

### Lounge 10'7" x 13'0" exc. bay (3.24 x 3.98 exc. bay)



Upvc double glazed bay window to front and Upvc double glazed window to side. Two radiators, coving to ceiling, t.v. aerial lead, cable point and telephone point.

### Dining Kitchen 8'5" x 19'3" (2.59 x 5.89)



Laminate floor, part tiled walls. Having a range of wall and base units with granite worktop and splashback, Space for fridge/freezer, 'Neff' electric oven and grill, 'Neff' four ring gas hob and extractor hood above. Stainless steel 'Rangemaster' sink and drainer with hose tap, 'New world' integrated

dishwasher. Upvc double glazed window to rear and Upvc double glazed french doors to garden room. Door to utility;

### Utility 4'9" x 6'5" (1.47 x 1.98)

Base unit plumbing for washing machine and laminate floor. Radiator, Upvc obscure double glazed window to side, extractor fan and wall mounted 'Alpha' condensing combi boiler.

### Garden Room 8'7" x 18'8" (2.62 x 5.69)



Concertina double glazed doors to rear, radiator, electric panel heater and laminate floor. Spotlights and two Upvc double glazed windows.

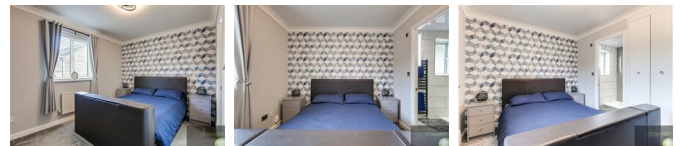
## First Floor

### Landing



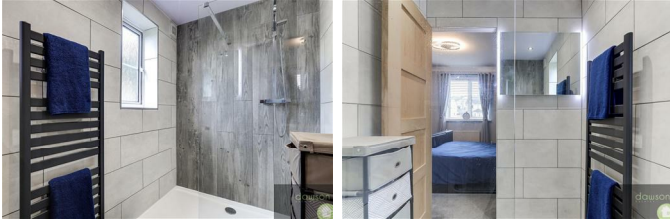
Coving to ceiling, storage cupboard and doors to bathroom and bedrooms;

### Bedroom One 9'1" x 13'1" exc. robes (2.77 x 3.99 exc. robes)



Double bedroom with coving to ceiling, Upvc double glazed window to front and radiator. T.v. point, cable point and fitted wardrobes with hanging space and shelving. Door to en-suite shower room;

### En-suite Shower Room 5'1" x 5'4" (1.55 x 1.64)



Tiled floor, fully tiled walls, Upvc ceiling and spotlights. Illuminated mirror, heated towel radiator, extractor fan and Upvc obscure double glazed window to side. Double walk in shower cubicle with mains waterfall and mixer shower

### Bedroom Two 8'9" x 10'2" exc. robes (2.67 x 3.1 exc. robes)



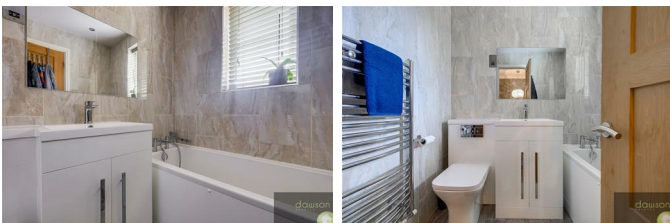
Double bedroom with radiator, fitted wardrobe with sliding mirrored doors, hanging space and shelving. Upvc double glazed window to rear.

### Bedroom Three 8'0" max x 9'0" max (2.46 max x 2.75 max)



Single bedroom with radiator and Upvc double glazed window to rear and loft hatch.

### Bathroom 6'0" x 6'4" (1.85 x 1.94)



Fully tiled walls, Upvc ceiling and spotlights. Upvc obscure double glazed window to front. Low flush

w.c. sink with vanity unit and bath with mixer shower. Chrome heated towel radiator, electric shaver point and extractor fan.

### External



To the front is a pebbled and paved area. Driveway provides off road parking. To the rear is a tiered patio garden, artificial lawn and lovely outlook. Outside lights, outside socket and wooden shed.

### Garage

### Parking

Driveway provides off road parking

### Tenure

We have been advised by the vendor that the property is freehold.

### Energy Rating

D

### Council Tax Band

D

### Viewings

Strictly by appointment. Contact Dawson Estates.

### Property to Sell?

Call for a FREE, no obligation valuation.

### Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

### Boundaries & Ownerships

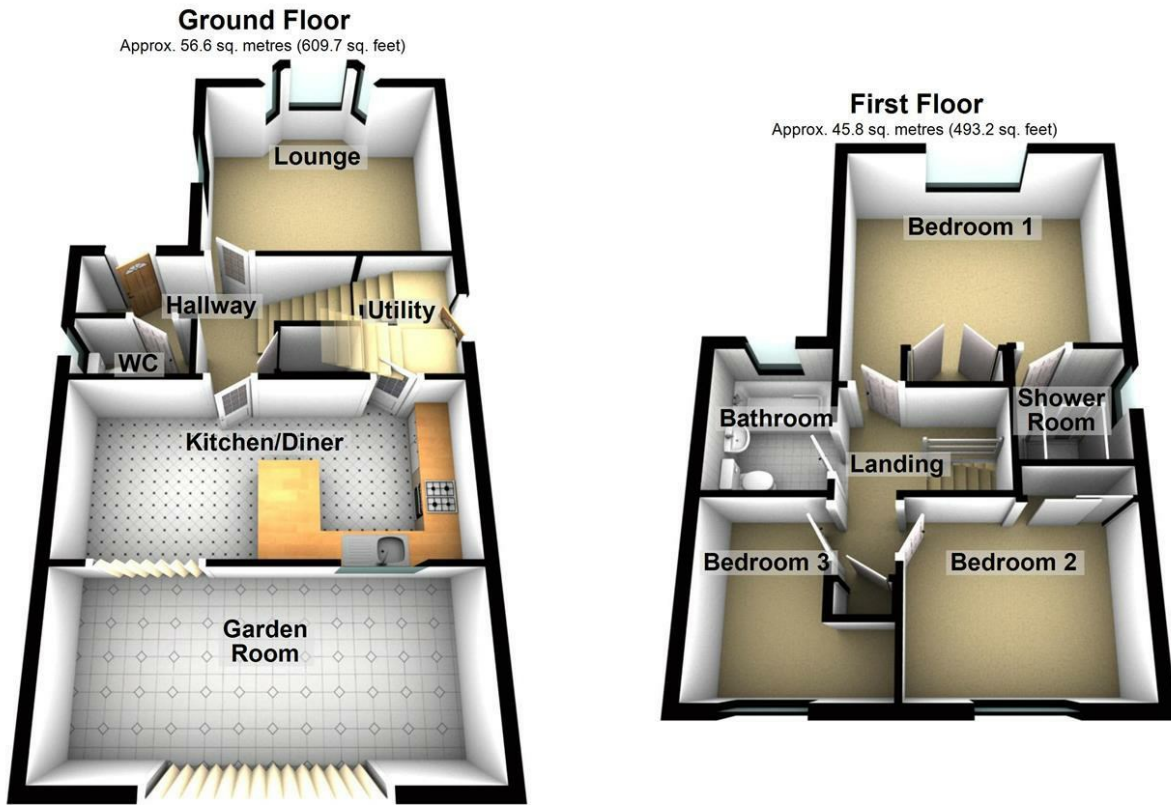
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

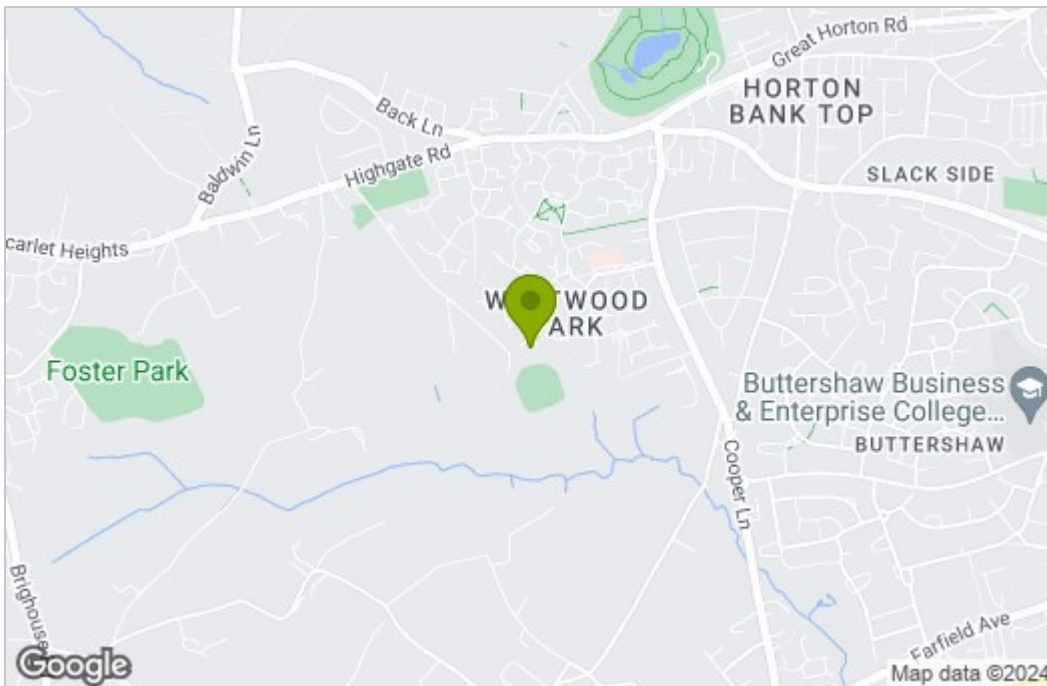


## Floor Plan

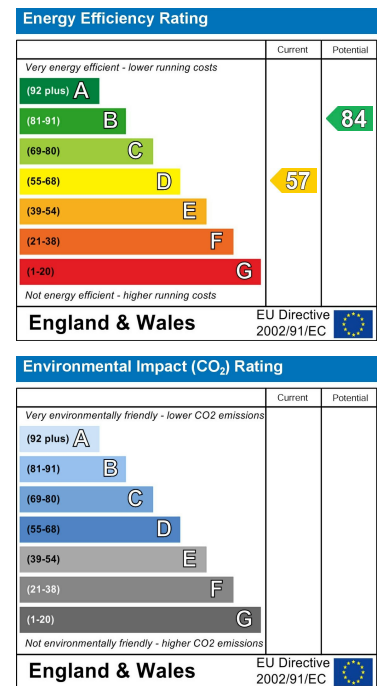


Total area: approx. 102.5 sq. metres (1102.9 sq. feet)

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.