DACRE, SON & HARTLEY
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53 Aireville Avenue, Bradford, West Yorkshire, BD9 4EW

A substantial and characterful three-bedroom home occupying an impressive plot, offering two generous reception rooms, a useful ground-floor extension, extensive gardens and excellent lower-ground-floor storage.

77 Bingley Road, Saltaire, Shipley, West Yorkshire, BD18 4SB
Tel: 01274 581794
dacres.co.uk







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Bradford 3 miles, Skipton 18 miles, Leeds 12 miles (all distances approximate)

Guide Price: £275,000

- Semi detached home
- Three bedrooms
- Private Gardens
- Highly Popular location
- Ground floor extension





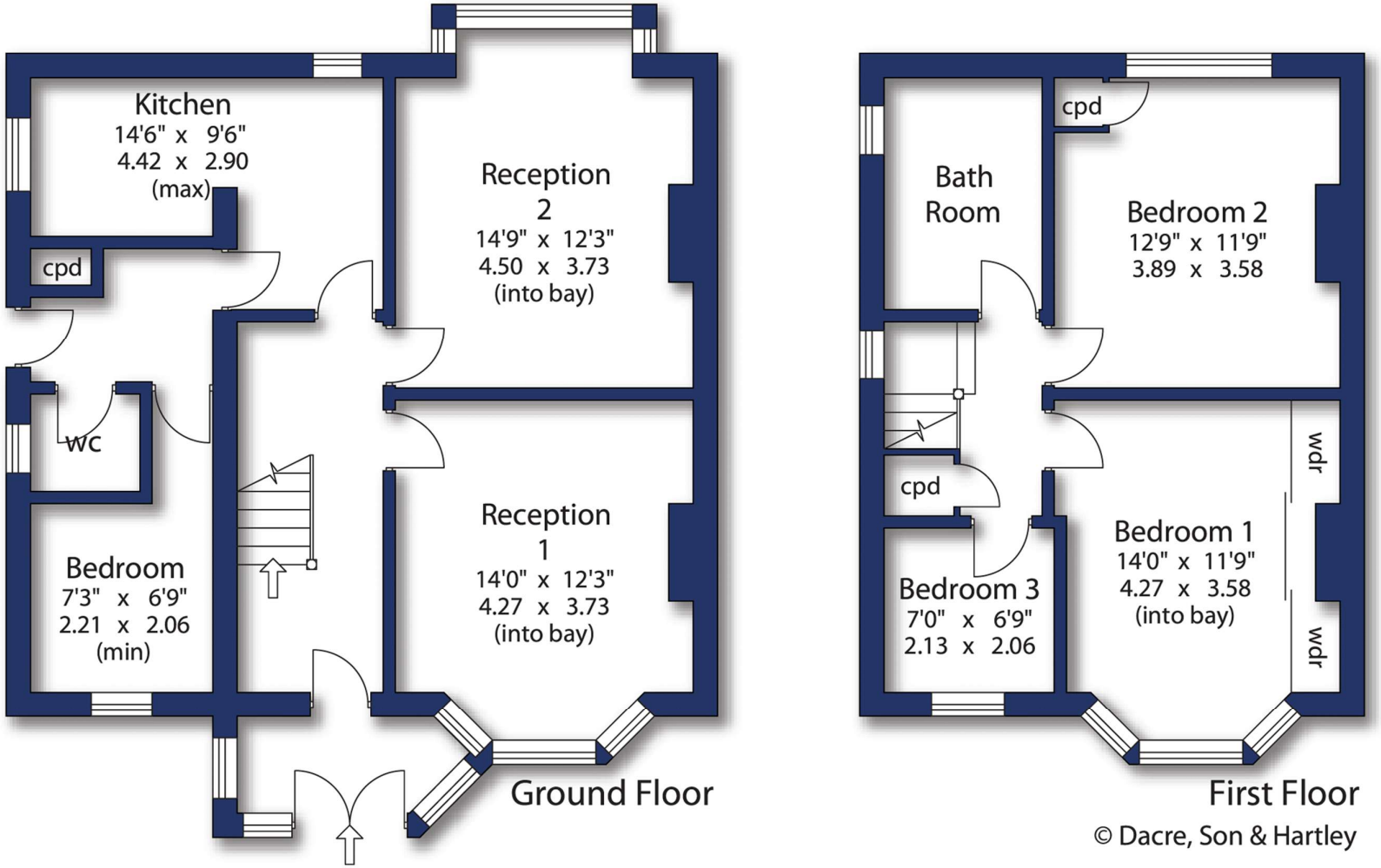


General remarks

A substantial and versatile three-bedroom semi-detached property, occupying an enviable and particularly generous plot on the popular Aireville Avenue. The property offers well-proportioned accommodation arranged over two principal floors, complemented by a useful ground-floor extension, extensive gardens and scope for ancillary accommodation to the lower ground-floor.

The ground floor opens into a welcoming entrance area, leading through to two separate reception rooms, both benefiting from attractive bay windows and providing excellent flexibility for families, with options for formal dining, sitting and entertaining spaces. To the rear is a fitted kitchen, with the adjoining ground-floor extension providing additional useful accommodation and excellent potential for modernisation or reconfiguration to suit individual requirements. A convenient WC completes the main ground floor. To the first floor are three bedrooms, including a particularly well-proportioned principal bedroom with bay window, alongside two further bedrooms and the house bathroom. The accommodation provides a practical layout for family living, with scope for a purchaser to update and personalise the interior to their own taste.
Externally, the property is positioned on a substantial plot, with extensive gardens providing an excellent degree of privacy and considerable potential for keen gardeners. The established grounds offer a variety of mature trees, shrubs and planted borders, creating a leafy setting rarely found with properties of this type.
A particularly notable feature is the lower-ground-floor accommodation, which provides a number of separate cellar/storage rooms, offering considerable additional space for storage, hobbies or potential future use, subject to any necessary permissions. The property also benefits from a double garage, providing secure off-road parking and valuable additional storage, together with further external parking and access.

Floorplans



Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.









Contact us

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Directions

From our office on Bingley Road proceed towards Bradford on the A650. On passing through the traffic lights at Northcliffe park turn right into Ashfield Avenue. Turn left on to Ashfield Drive and then right on to Aireville Avenue. The property will be on the immediate right.

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band is currently C

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler.
- Gated Driveway

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: SAL260197