



17 Aireville Crescent, Frizinghall, Bradford, West Yorkshire BD9 4EU

- Stunning recently refurbished detached home
- Stunning recently installed kitchen and bathroom fittings
- Much sought after location
- Four bedrooms and two reception rooms
- Newly decorated and new floor coverings
- Offered for sale with no onward chain - viewing highly recommended
- Recent re-wire, new heating, windows and doors
- Pleasant gardens, gated driveway and integral garage

£400,000 Freehold

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DESCRIPTION

This impressive four bedroom detached home has been the subject of recent, comprehensive refurbishment to include new wiring, windows and doors, new heating system, plastering, stunning newly installed kitchen and bathroom fittings, redecoration and new floor coverings throughout.

Providing ideal family sized accommodation arranged over two floors, the accommodation in brief comprises: Entrance hall, ground floor w.c, spacious living room with impressive gas fireplace suite with stone stone surround and contemporary glass fronted inset living flame gas fire, dining room, sizeable fitted kitchen including a comprehensive range of sleek handleless wall and base units in a pale grey gloss finish together with co-ordinated contrasting working surfaces and ceramic tiled splash backs. Integrated appliances include a four ring gas hob, built under electric oven with chimney style extractor over, fridge and freezer units and inset stainless steel sink unit with mixer tap. Off the kitchen there is a lobby with a composite exterior door proving access to the rear garden, a boiler / utility room which has washer plumbing and a further door provides access to the integral garage.

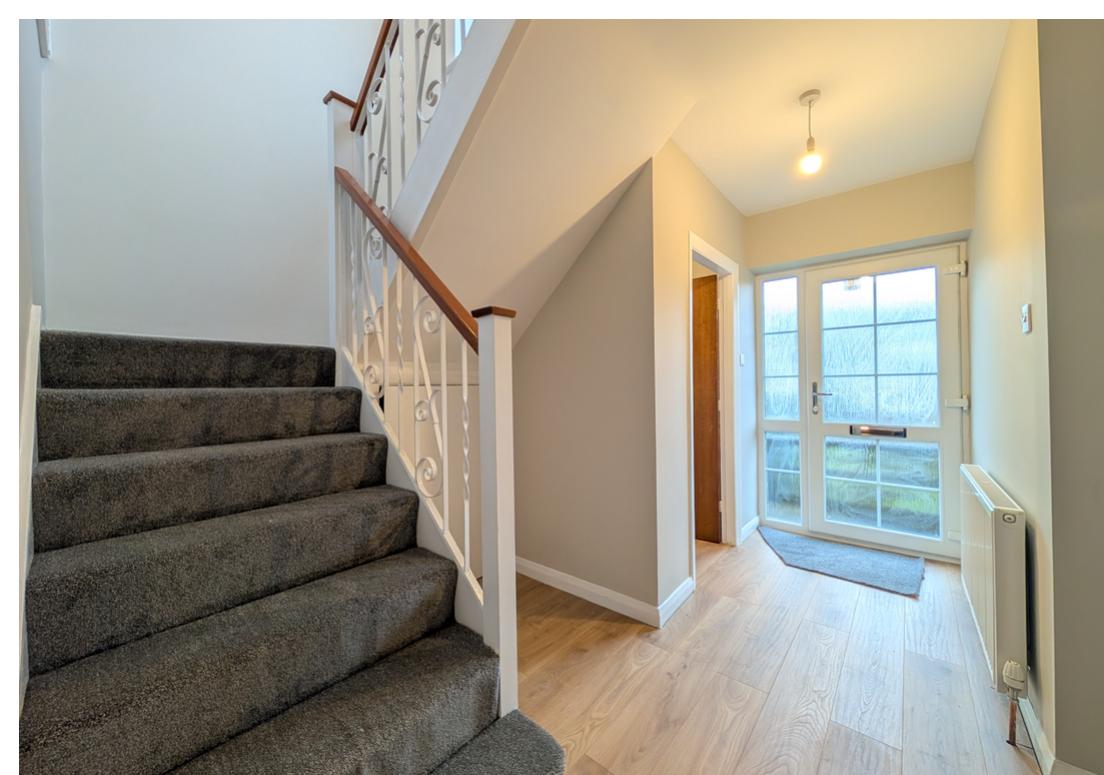
The property has an attractive return staircase that leads to a spacious first floor landing which provides access to four good sized bedrooms and the family bathroom which comprises a stylish white suite with bath with shower over and glazed screen, basin vanity unit with high gloss white drawers and low suite w.c. Tiled flooring and walls provide a luxury feel.

Externally the property stands in well established gardens to both the front and rear elevations together with a gated driveway that leads to an integrated garage which benefits from having a remote operated electric up and over door.

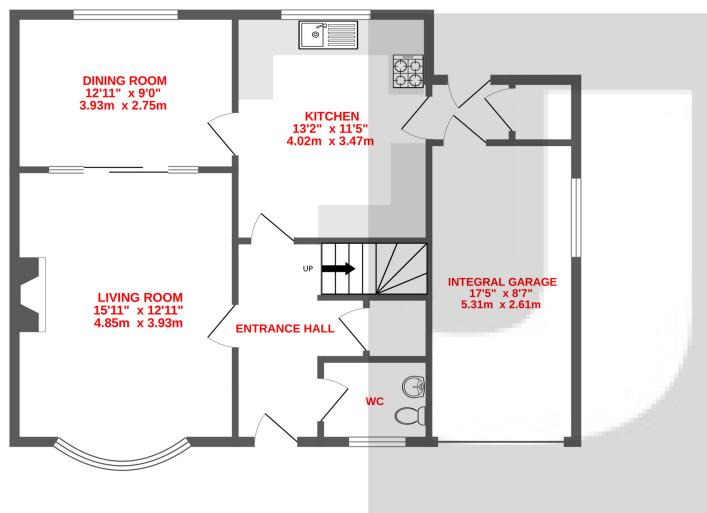
The property is delightfully situated within this sought after residential location which is conveniently placed for access to Shipley & Bradford and many nearby amenities including Bradford Grammar School, Bradford Royal Infirmary and Frizinghall Railway Station which provides direct links to Leeds in just over 20 minutes.

The property is being offered for sale with no onward chain - viewings are highly

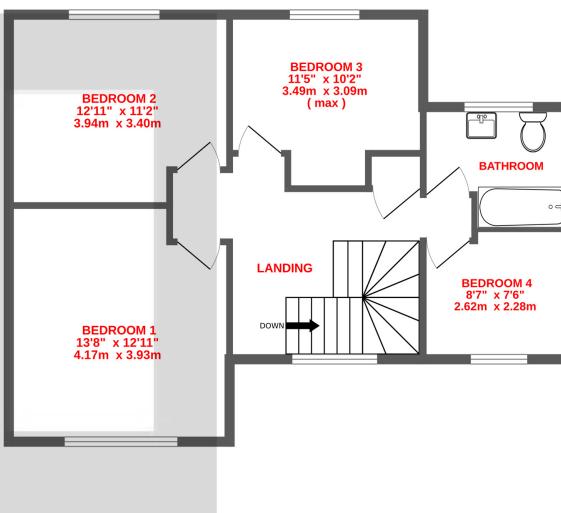




GROUND FLOOR



1ST FLOOR



The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DISCALIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

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