



32 Raikes Avenue, Bradford, West Yorkshire, BD4 0QU

Well presented Semi Detached, forming part of this popular development. Occupies a good plot position, with garden and parking. A detailed viewing is essential to appreciate.

The accommodation comprises: Entrance Hall, Lounge, WC, Kitchen, 2 Bedrooms & Bathroom.

Asking Price £132,000

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ENTRANCE HALL

LOUNGE 12' x 9'4" (3.66m x 2.84m)

DINING KITCHEN 12' x 9'4" (3.66m x 2.84m)

Well equipped kitchen with a range of wall and base units, worktops and sink unit, built in oven and hob

LANDING Access to loft via ladder

BEDROOM 1 12' max x 7' (3.66m max x 2.13m)

BEDROOM 2 12' x 7' max (3.66m x 2.13m max)

BATHROOM White bathroom suite with shower over bath, tiled walls

EXTERIOR Garden to front and driveway, garden to rear with decking terrace

COUNCIL TAX Bradford - Band A

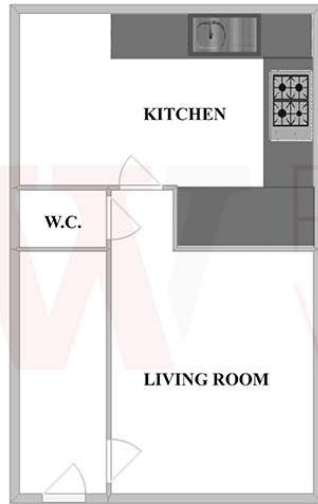
TENURE Freehold

MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up repayments on your mortgage.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	