



8 Spinney Rise, Tong, Bradford, West Yorkshire, BD4 0TX

CONVERTED GARAGE: Really well presented modern detached which forms part of this ever popular development, where houses consistently sell well. Would make an ideal family home, providing 3 bedrooms + en suite. The house has the added feature of having a garage conversion to create a super "multi purpose" room, currently used as a dining room, additional living room. NOT TO BE MISSED.

Asking Price £260,000

T 01274 689589 **E** birkenshaw@robertwatts.co.uk **W** robertwatts.co.uk

Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

f RWEstateAgents **t** @robertwatts_

arla | propertymark naea | propertymark

8 Spinney Rise, Tong, Bradford, West Yorkshire, BD4 0TX

HALLWAY

DOWNSTAIRS W.C.

LOUNGE 14'11" x 11' (4.55m x 3.35m)

OFFICE 9'11" x 7' (3.02m x 2.13m)

Was the dining room, but now used as the office/study.

SITTING ROOM 15' x 7'11" (4.57m x 2.41m)

Lovely "multi purpose room". Was the original garage, but converted to create a dining room or extra living room.

DINING KITCHEN 11' x 8' (3.35m x 2.44m)

Well equipped kitchen with range of units. Built in oven and hob.

LANDING

MASTER BEDROOM 13;' x 8'11" (13;' x 2.72m)

Built in wardrobe.

EN-SUITE SHOWER ROOM Corner shower cubicle. Fitted Vanity sink unit. Tiled flooring.

BEDROOM 2 12' x 9' (3.66m x 2.74m)

BEDROOM 3 10' x 8' (3.05m x 2.44m)

BATHROOM W.C 3 piece white bathroom suite.

OUTSIDE Twin driveway to front. Enclosed garden to rear.

TENURE Freehold

COUNCIL TAX BAND D - Bradford

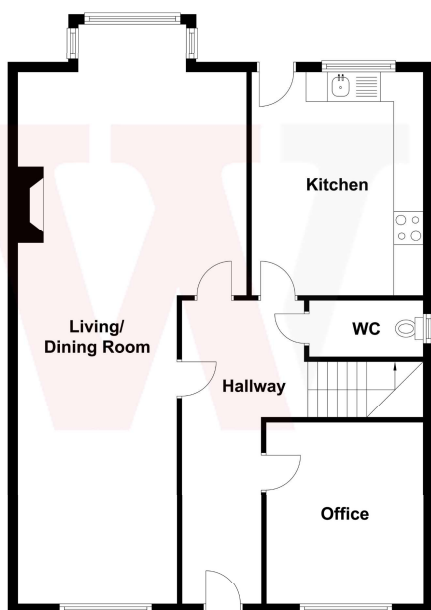
MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

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

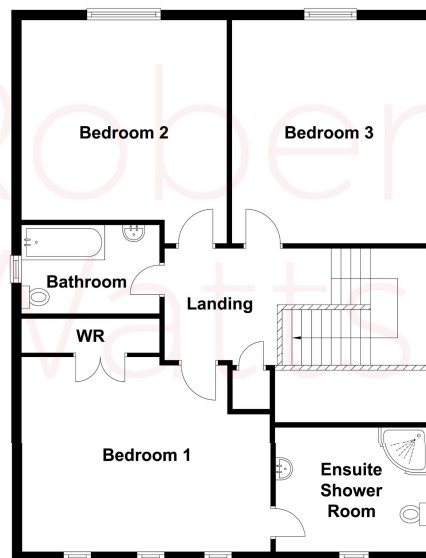
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

 01274 689589
  birkenshaw@robertwatts.co.uk
 robertwatts.co.uk
 Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

 RWEstateAgents
  @robertwatts_

arla | propertymark naea | propertymark