

10 Ashfield, Tong Street, Bradford, West Yorkshire, BD4 9RL

Offering a MODERN SPECIFICATION FINISH and a GOOD SIZED FOOTPRINT, this three bedroom stone detached impresses on all fronts. Built circa. 1910 and having some period features it is handily situated for the local amenities and schools and suits FAMILY BUYERS. Benefitting from two sizeable reception rooms, modern kitchen and bathroom, two double bedrooms, single bedroom and cellar. Occupying a spacious plot with lovely gardens to the front and rear with ample driveway parking and larger than average detached garage.

Offers in excess of £250,000

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](#)

10 Ashfield, Tong Street, Bradford, West Yorkshire, BD4 9RL

ENTRANCE HALL Feature archway leading to first floor.

LOUNGE 14'1" x 13'1" max (4.3m x 4m max)

Inset, contemporary style solid fuel fire situated within chimney breast and wall mounted TV point.

LIVING ROOM 14'1" x 12'2" max (4.3m x 3.7m max)

Feature picture rail and ceiling cornicing, inbuilt, bespoke storage unit situated within the chimney breast.

CELLAR

KITCHEN 16'5" x 9'2" max (5m x 2.8m max)

Range of wall and base units incorporating contrasting work top, sink and mixer tap. Range oven and grill plus extractor. Plumbing for auto washer and vent for dryer. Tiling to floor and useful pantry.

BEDROOM ONE 14'1" x 12'2" max (4.3m x 3.7m max)

Double bedroom with useful walk-in wardrobe.

BEDROOM TWO 14'1" x 13'1" max (4.3m x 4m max)

Double bedroom.

BEDROOM THREE 10'6" x 6'7" (3.2m x 2m)

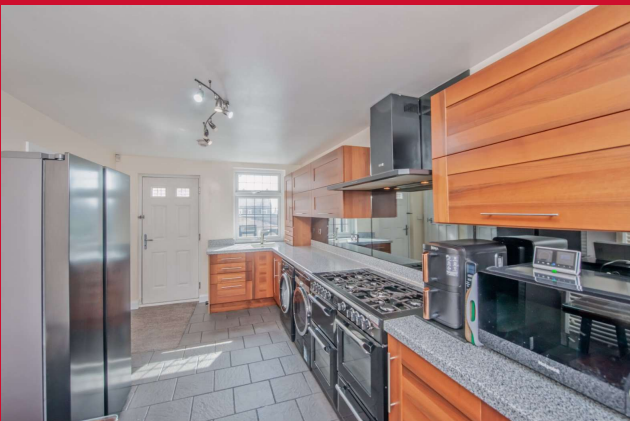
BATHROOM 9'2" x 5'3" (2.8m x 1.6m)

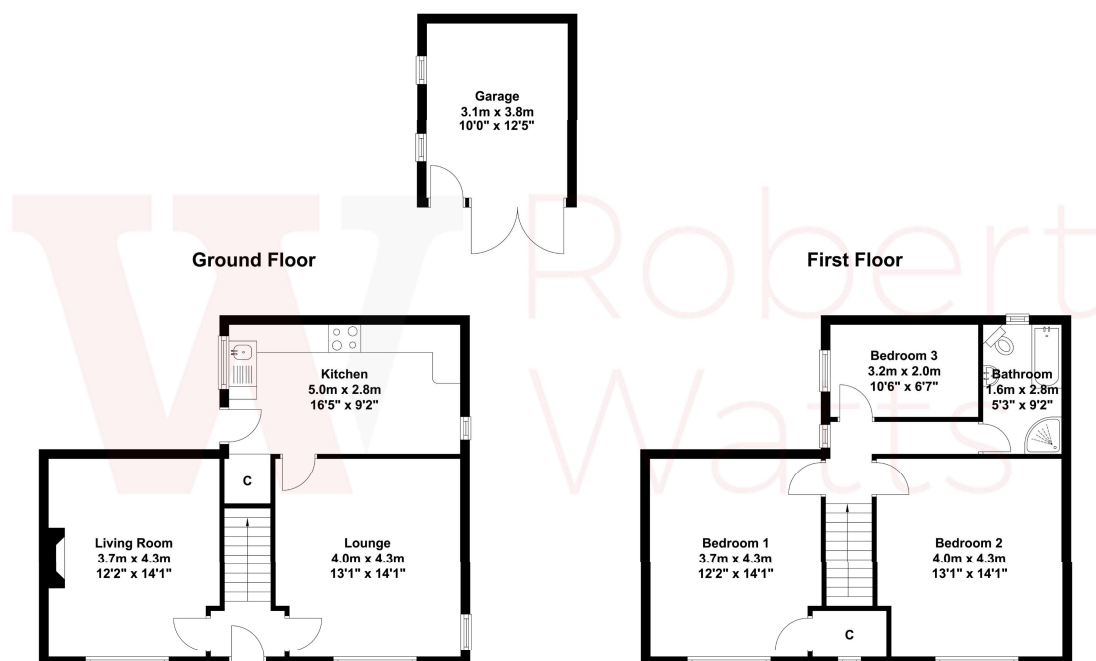
Four piece suite comprising glazed shower cubicle, bath, vanity sink and WC. Tiling to walls.

OUTSIDE The property benefits from a sizeable, landscaped lawned garden with patio to the rear. Driveway parking to side leading to larger than average stone built garage with power and workshop area. Lawned garden to the front.

PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		