



## **43 Raikes Avenue, Bradford, West Yorkshire, BD4 0QQ**

**NO CHAIN:** Well appointed Modern Semi Detached forming part of this ever popular development. Ideal purchase for the owner occupier and providing 2 Bedrooms. Not to be missed.

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

**Asking Price £135,000**

# 43 Raikes Avenue, Bradford, West Yorkshire, BD4 0QQ

## **ENTRANCE HALL**

## **DOWNSTAIRS W.C.**

## **LOUNGE 13' x 9' (3.96m x 2.74m)**

## **DINING KITCHEN 12' x 5'11" (3.66m x 1.8m)**

Range of kitchen units, worktops and sink unit. Built in oven and hob.

## **LANDING**

## **BEDROOM 1 12'x 7' (3.66mx 2.13m)**

## **BEDROOM 2 12' x 7'11" (3.66m x 2.41m)**

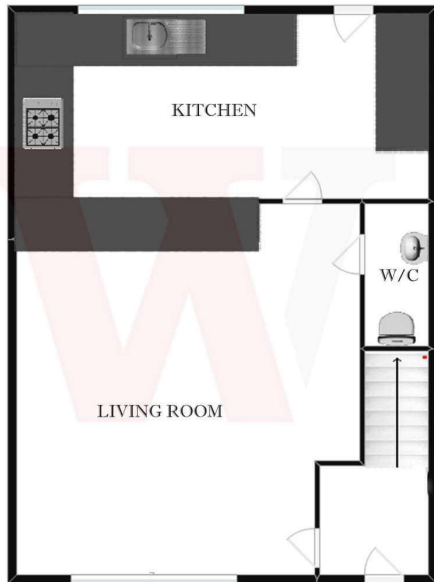
**BATHROOM/W.C.** White bathroom suite with shower over the bath.

**OUTSIDE** Garden to the front, with side driveway. Enclosed garden at the back.

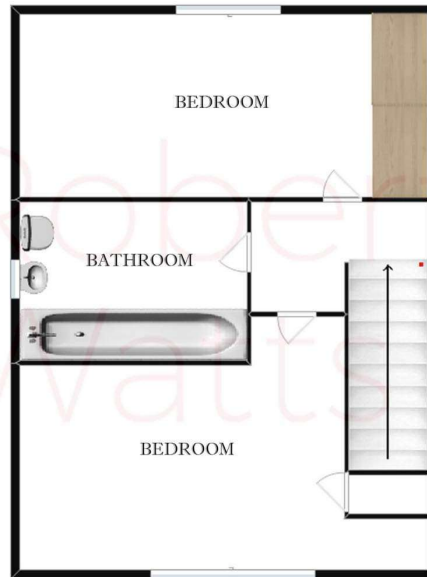
**PLEASE NOTE** Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.





GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		