



25 Raikes Avenue, Bradford, West Yorkshire, BD4 0QQ

3 BEDROOMED WITH INTEGRAL GARAGE.

NO CHAIN: Well appointed Modern Semi Detached forming part of this ever popular development and providing 3 Bedrooms. One of the largest house types, with parking, integral garage and gardens. Not to be missed.

The accommodation comprises: Entrance Hall, Lounge, WC, Kitchen, 3 Bedrooms & Bathroom.

Asking Price £175,000

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ENTRANCE HALL

DOWNSTAIRS W.C.

LOUNGE 16' (4.88) x 11' (3.35) narrowing to 7'11" (2.41)

DINING KITCHEN 11' x 9' (3.35m x 2.74m)

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

LANDING

BEDROOM 1 18' x 8' (5.49m x 2.44m)

Good sized bedroom.

BEDROOM 2 10' x 8' (3.05m x 2.44m)

BEDROOM 3 8' x 7' (2.44m x 2.13m)

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

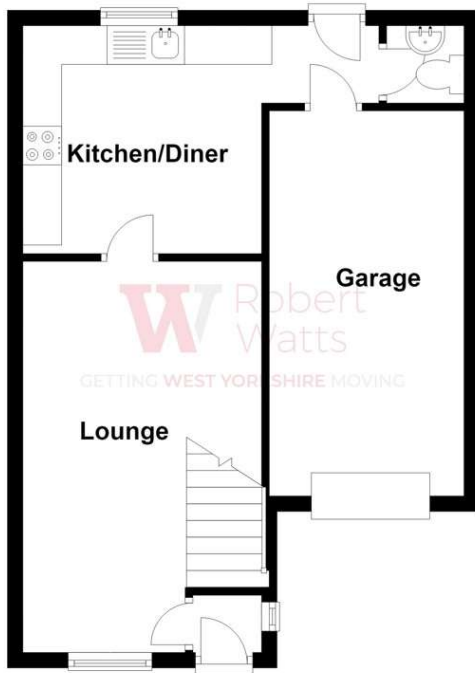
OUTSIDE Garden to the front along with driveway and integral garage. Good sized back garden.

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.

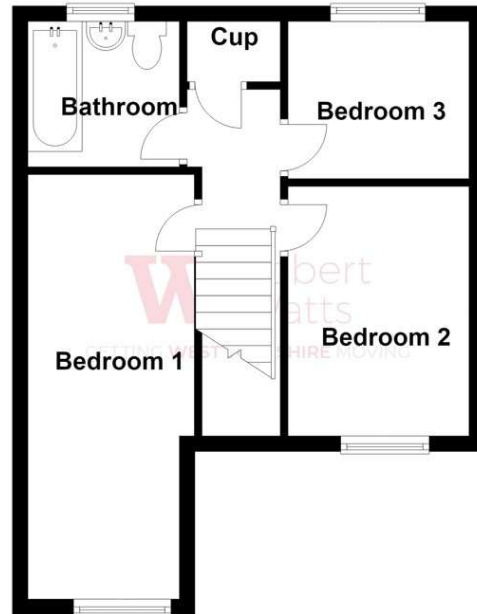
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		