



8 Queens Rise, Bradford, West Yorkshire, BD2 4BS

NO CHAIN – semi-detached bungalow currently providing THREE BEDROOM accommodation. This fine example occupies an enviable cul-de-sac plot boasting good size gardens and is further enhanced by: drive, good size garage and useful under house store. Forming part of this ever popular part of BD2 handy for local amenities including Peel Park and offering access to the ring road and the City Centre. Contact Robert Watts to arrange YOUR viewing today.

£210,000

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PROBATE SALE Please note this property is subject to a grant of probate, exchange of contracts can't take place until the grant of probate has been issued. Please contact your Solicitor or our office for further details.

DIRECT ACCESS TO

KITCHEN 14'1"X 10' (4.3mX 3.05m)

High gloss wall and base units, worktops, sink unit, built in double oven, separate 5 gas hob

LIVING ROOM 15'8" x 10'8" (4.78m x 3.25m)

BEDROOM 1 11'4" (3.45) x 8'4" (2.54) plus robes

Built in wardrobes

BEDROOM 2 10'8" x 8' (3.25m x 2.44m)

Useful store closet

BEDROOM 3 9'5" max x 7'3" (2.87m max x 2.2m)

SHOWER ROOM Shower cubicle, vanity washbasin / WC

OUTSIDE Drive to garage, pleasant gardens, under house store

BUYER INFORMATION 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.

COUNCIL TAX Bradford

Band C

TENURE Freehold

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		