



30 High House Avenue, Bradford, BD2 4ER

NO CHAIN – EXTENDED SEMI-DETACHED of likely appeal to family buyers. –Currently providing THREE BEDROOM, TWO RECEPTION room accommodation further enhanced by: 17FT KITCHEN, SPLIT LEVEL REAR GARDEN and OFF ROAD PARKING. Multiple schools within walking distance including St. Francis Catholic Primary, Grove House Primary and Hanson Academy, we feel this fine example could be a long term home for many. Handy for many amenities including Morrisons Retail Park and being around 2 miles (approx. 10mins) to Apperley Bridge Train Station. Contact Robert Watts to arrange YOUR viewing today.

Offers Over £250,000

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DISABLED ADAPTIONS Please note some adaptations have been incorporated into this property for the benefit of disabled persons including: ramp access, bathroom/wetroom and a lift which will remain insitu.

SIDE ENTRANCE HALL Useful understairs store, guest WC , lift to Bedroom 1

LIVING ROOM 11'9" x 11'1" (3.58m x 3.38m)

Bi-fold doors lead to dining area

DINING AREA 11'4" x 10'7" (3.45m x 3.23m)

open to kitchen

KITCHEN 17' x 8'8" (5.18m x 2.64m)

Selection of wall and base units, work tops, breakfast bar, sink unit, built in oven, 5 ring gas hob

LANDING

BEDROOM 1 17'1" (5.2) max overall x 15' (4.57)

Lift to side entrance hall

BEDROOM 2 12'1" x 9'2" (3.68m x 2.8m)

BEDROOM 3 9'1" x 8'1" (2.77m x 2.46m)

both max excluding stair head

BATHROOM / WET ROOM 10'1" x 9'3" (3.07m x 2.82m)

Bath , shower area, wash basin and WC

OUTSIDE Very pleasant split level garden to rear , off road parking to front

COUNCIL TAX Bradford

Band C with improvement indicator

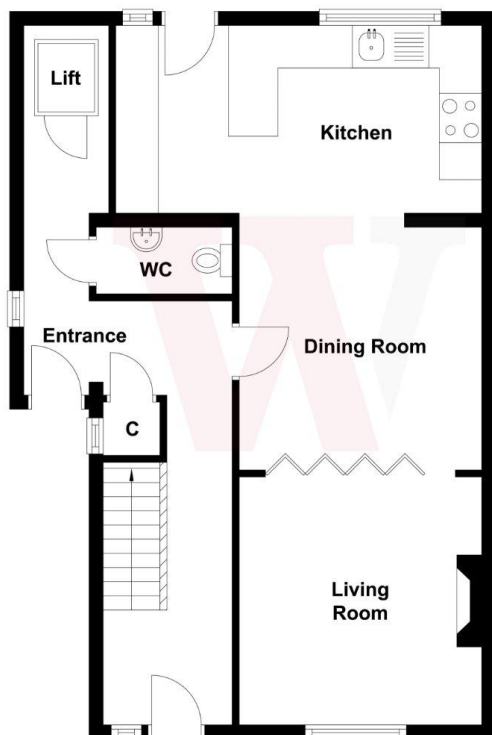
TENURE Freehold

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.

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

