



19 Howarth Avenue, Swain House, Bradford, BD2 1HY

NO CHAIN – BE QUICK TO ARRANGE A VIEWING on this truly exceptional home! Benefiting from professional renovation and design over recent years. Occupying an enviable plot, within walking distance of Swain House Primary school and Hanson Academy. Currently providing TWO BEDROOM accommodation which will impress even the most discerning. This fine example further benefits from: Ample drive, pleasant low maintenance gardens and a multi-purpose permanent store. Contact Robert Watts to arrange YOUR VIEWING today.

£160,000

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COUNCIL TAX Bradford

Band A

TENURE Freehold

LIVING ROOM 18'1" x 12'5" (5.5m x 3.78m)

Open to kitchen - useful understairs store housing boiler

KITCHEN 15'2" x 8'9" (4.62m x 2.67m)

Modern wall and base units, worktops, breakfast bar, sink unit, built in oven and microwave, hob and extractor - ground floor WC off

LANDING

BEDROOM 1 13'3" (4.04) plus robes x 9'7" (2.92)

Built in wardrobes

BEDROOM 2 11' x 9'3" (3.35m x 2.82m)

BATHROOM Modern suite comprising: bath, shower cubicle , wash basin and WC - fully tiled walls

OUTSIDE Ample driveway , permanent store / garage (no car access) pleasant low maintenance gardens front and rear.

Potential to extend (subject to relevant planning permission)

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

Total Area: 81.6 m² ... 879 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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