



511 Harrogate Road, Bradford, BD10 0EP

Huge potential! Occupying a prominent plot of circa ¼ acre.... DETACHED BUNGALOW currently providing FOUR BEDROOM, TWO RECEPTION ROOM, TWO BATH/SHOWER ROOMS accommodation which is further enhanced by a SUBSTANTIAL GARAGE and OUTBUILDINGS. Rest assured there is a real opportunity here for new owners to alter to their own taste or even develop the site with suitable planning permission. Being around 1.5 miles (approx. 5mins) to APPERLEY BRIDGE TRAIN STATION and offering access to a myriad of amenities and MULTIPLE PRIMARY SCHOOLS within a circa 1 mile radius. Contact ROBERT WATTS to arrange YOUR VIEWING today.

£250,000

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COUNCIL TAX Bradford

Band D

ENTRANCE VESTIBULE Leads to hallway

HALLWAY Generous hallway providing access to all rooms

LIVING ROOM 14'2" max x 13' (4.32m max x 3.96m)

DINING ROOM 10'5" x 11'1" (3.18m x 3.38m)

KITCHEN 12'1" x 9'4" (3.68m x 2.84m)

Selection of wall and base units, work tops, built in oven, hob and extracto, sink unit, plumbed for washing machine

BEDROOM 1 12' x 11'9" (3.66m x 3.58m)

BEDROOM 2 13'6" x 9'9" (4.11m x 2.97m)

BEDROOM 3 12'5" x 9'9" (3.78m x 2.97m)

BEDROOM 4 9'9" x 8'5" (2.97m x 2.57m)

BATHROOM Three piece suite

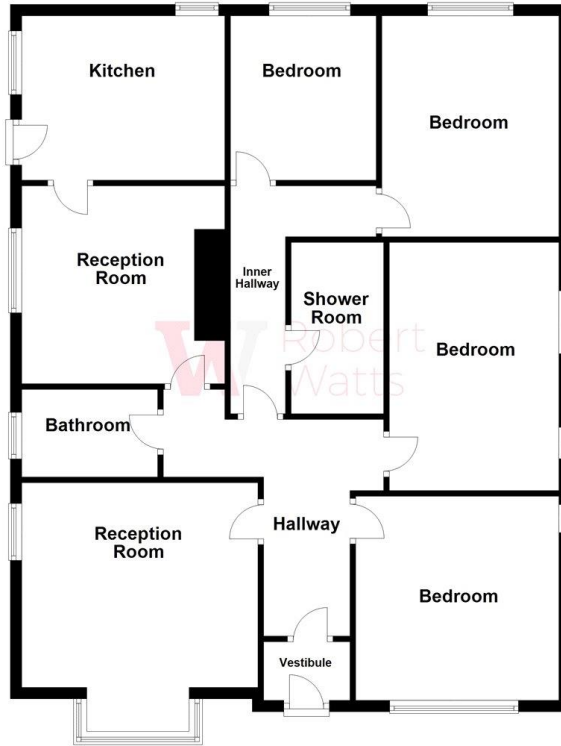
SHOWER ROOM Shower cubicle, WC, wash basin

OUTSIDE Mature gardens, large garage and outbuildings

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.



Accommodation



Please note this is a guide only and should not be relied upon for accurate measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	55	67
(39-54) E		
(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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