



12 Swain House Crescent, Swain House, Bradford, BD2 1HN

****GUIDE PRICE £210,000 - £220,000****

EXTENDED so you don't have to! Here we have a double fronted semi-detached currently providing FOUR BEDROOM, TWO RECEPTION ROOM family sized accommodation. The 21ft plus dining / multi-purpose room offers a versatile space ideal for modern family life. Forming part of this ever popular area, within walking distance of primary and secondary schools along with easy access to Morrisons shopping complex. Contact Robert Watts to arrange YOUR VIEWING today.

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COUNCIL TAX Bradford

Band B

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 15'5" x 11' (4.7m x 3.35m)

French doors to dining room extension

DINING ROOM EXTENSION 21'6" x 8'8" (6.55m x 2.64m)

A generous addition providing a multi-purpose room, patio doors lead to rear garden

KITCHEN 15'4" x 9'5" max (4.67m x 2.87m max)

Selection of wall and base units, work tops, circular sink, plumbed for washing machine and dishwasher - useful store closet

SIDE HALL Useful WC off

LANDING

BEDROOM 1 10'6" x 8'6" (3.2m x 2.6m)

BEDROOM 2 10'1" (3.07) plus robes x 6'8" (2.03) plus robes

Fitted wardrobes

BEDROOM 3 9'7" (2.92) x 7'4" (2.24) plus door recess

Built in wardrobe

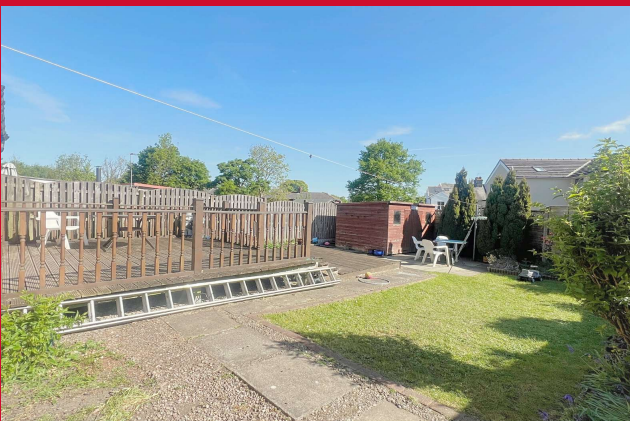
BEDROOM 4 8'6" x 7'2" (2.6m x 2.18m)

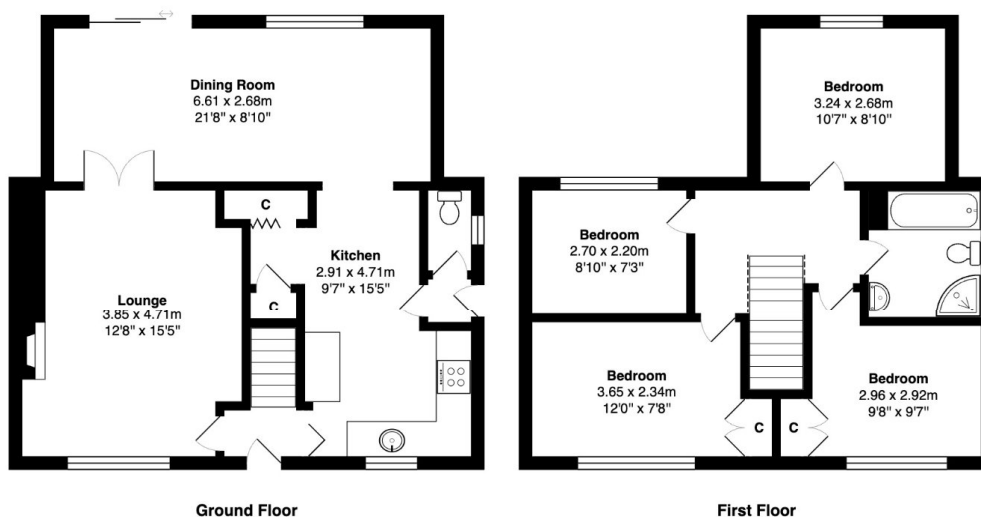
BATHROOM Four piece suite comprising bath, shower cubicle , WC and wash basin - fully tiled walls

OUTSIDE Off Road parking and garden to front, pleasant rear garden incorporating timber decking and lawn with shrub borders

AML 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.





Total Area: 102.2 m² ... 1100 ft²
 All measurements are approximate and for display purposes only

