



11 Feathers Rise, Bradford, BD2 3GA

Modern THREE STOREY semi-detached forming part of this ever popular KEEPMOAT development in BD2. Four bedroom (master en-suite) family friendly accommodation awaits new owners. Our clients have invested in a fully landscaped rear garden so you don't have to! The generously sized ground floor KITCHEN DINER offers direct access to the impressive garden. With multiple schools and amenities close by we feel this is a property which could provide a lovely home for many years. Contact Robert Watts to arrange YOUR VIEWING today.

Check out our KEY FACTS FOR BUYERS report for much more information about this property and the surrounding area.

£250,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold

GROUND FLOOR

ENTRANCE HALL Access to garage and ground floor WC

KITCHEN 15'7" x 9'5" (4.75m x 2.87m)

Range of wall of base units. Integrated fridge freezer, dishwasher and auto-washer. Patio doors to garden.

GARAGE

FIRST FLOOR

LANDING Useful store closet

LIVING ROOM 15'8" x 13'9" (4.78m x 4.2m)

BEDROOM THREE 11'5" (3.48) (plus robes) x 9'2" (2.8)

Built in wardrobes

ENSUITE SHOWER ROOM WC, Wash basin and shower cubicle

TOP FLOOR

BEDROOM ONE 13'8" (4.17) (plus robes) x 9' (2.74)

Built in wardrobes

BEDROOM TWO 11'6" x 8'8" (3.5m x 2.64m)

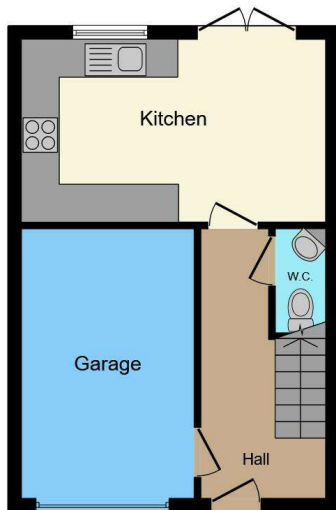
BEDROOM FOUR 8'5" x 6'7" (2.57m x 2m)

BATHROOM Three piece white suite with over bath shower and screen.

OUTSIDE Good size low maintenance garden incorporating artificial lawn and ample patio.

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.

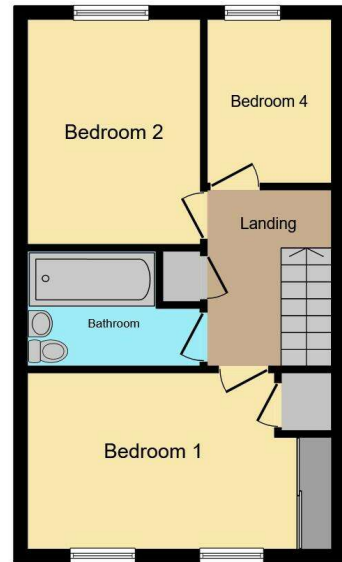




Ground Floor



First Floor



Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(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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