



52 St. Leonards Grove, Bradford, BD8 9PN

FAST TRACK SALE- QUICKER COMPLETION: Ask for further information - NO CHAIN

EXTENDED – Mature SEMI-DETACHED – Much cared for and well-presented property currently providing **THREE BEDROOM, TWO RECEPTION ROOM** accommodation. Ever popular locality with many amenities close by and within easy reach of BRI. Our vendors have added the kitchen extension, leaving you to add more rooms and value by adding dormers – subject to planning permission. The block paved parking, garage and rear garden further add to the appeal here. Contact Robert Watts to arrange **YOUR VIEWING** today.

£210,000

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FAST TRACK This property benefits from a fast track legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to pay £445 on a non refundable basis before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

COUNCIL TAX Band B

ENTRANCE HALL Laminate flooring, understairs store

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

Laminate flooring

RECEPTION ROOM 2 18'1" max x 11'3" (5.5m max x 3.43m)

Useful WC off

KITCHEN /DINER EXTENSION 16'7" x 8'9" (5.05m x 2.67m)

Selection of wall and base units, work tops, sink unit, plumbed for washing machine, plumbed for dishwasher, tiled floor

LANDING

BEDROOM 1 11'5" x 10'8" (3.48m x 3.25m)

BEDROOM 2 11'9" x 10'8" (3.58m x 3.25m)

Access to loft space

LOFT SPACE Access (from bedroom 2) via pull down ladder - boarded with power, light and velux window

BEDROOM 3 6'6" x 6' (1.98m x 1.83m)

Laminate flooring

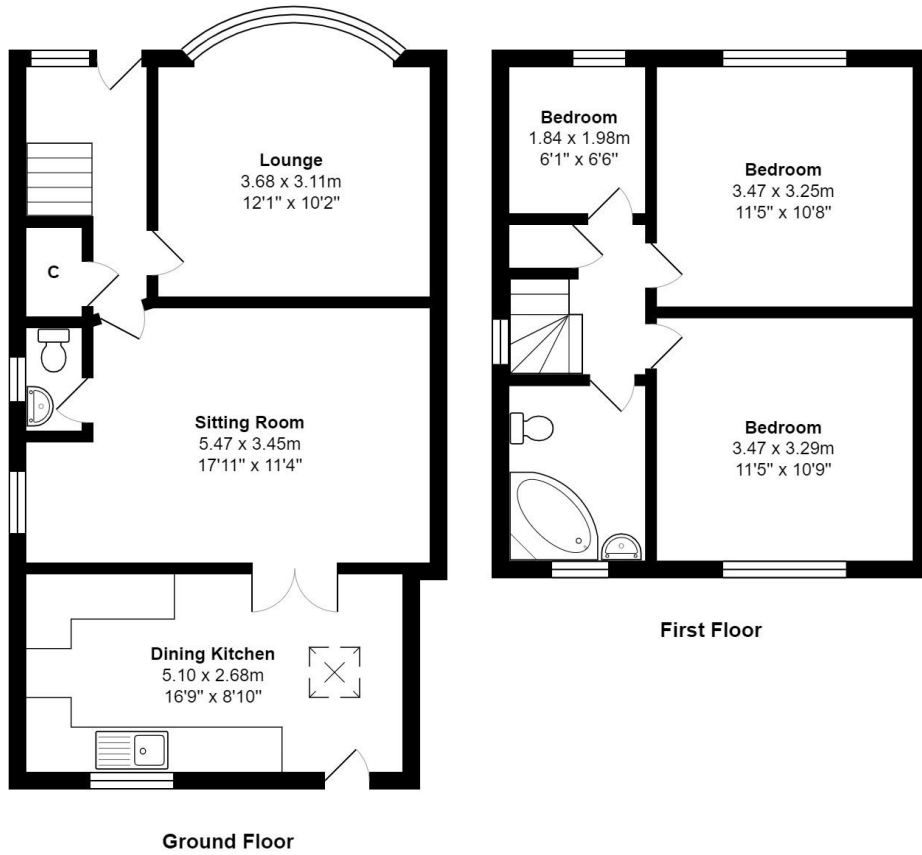
BATHROOM Three piece suite, corner bath with shower over

BENEFITS Double glazing, central heating (except loft)

OUTSIDE Block paved off road parking for three cars, garage, hut with electric connection, garden to rear

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: 88.9 m² ... 957 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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