



28 Norman Avenue, Bradford, BD2 2NA

****FAST TRACK SALE- QUICKER COMPLETION: Ask for further information****

A fantastic opportunity to acquire this well presented SEMI DETACHED on an enviable plot position. Situated within a close proximity to regular bus routes, shops, supermarkets, bars, eateries, and a variety of popular local schools, this well established home would appeal to a whole manner of buyers. Briefly comprising an entrance hallway, lounge, dining room and breakfast kitchen on the ground floor, to the first floor there are THREE BEDROOMS and a house bathroom. Externally the property offers a generous plot with potential for extension, drive leading to LARGE GARAGE with ample off street parking, pleasant front gardens plus enclosed low maintenance garden to the rear. Viewing is essential to fully appreciate the spacious accommodation on offer and to avoid disappointment.

£195,000

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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.

ENTRANCE HALLWAY

Laminate flooring, stairs leading to first floor with understairs store cupboard

LOUNGE 12' x 11'2" (3.66m x 3.4m)

Feature fireplace

DINING ROOM 10'8" x 11'2" (3.25m x 3.4m)

KITCHEN 8'1" (2.46) x 5'4" (1.63) and 6'7" (2) x 4'4" (1.32)

Fitted kitchen split into 2 sections. Selection of wall and base units, worktops, oven, hob and extractor, plumbing for washer. Sink and drainer unit. Door to side elevation and window overlook the rear gardens

FIRST FLOOR

BEDROOM ONE 11'2" (3.4) x 8'3" (2.51) plus robes

Wall to wall fitted wardrobes

BEDROOM TWO 10'2" x 9'8" (3.1m x 2.95m)

Fitted wardrobes

BEDROOM THREE 6'2" x 5'6" (1.88m x 1.68m)

BATHROOM

White bathroom suite with shower over bath and separate w/c

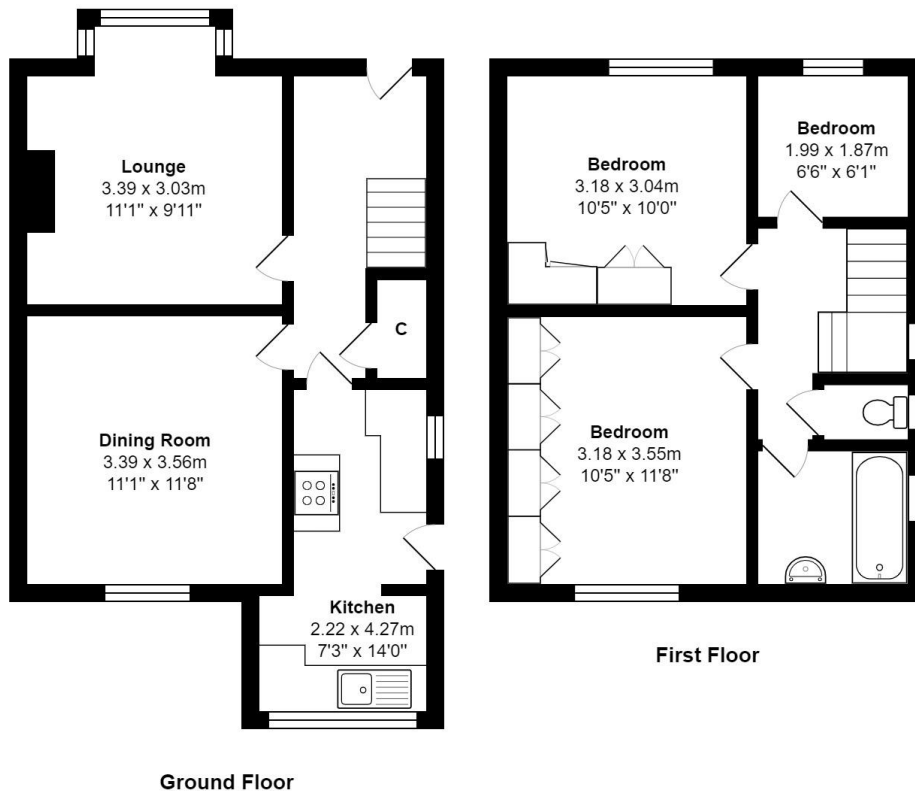
OUTSIDE

Pleasant gardens to the front with driveway to side leading to an OVERSIZE garage (20ft x 10'6") with remote control electric door. Pleasant enclosed low maintenance garden to rear.

COUNCIL TAX BAND C

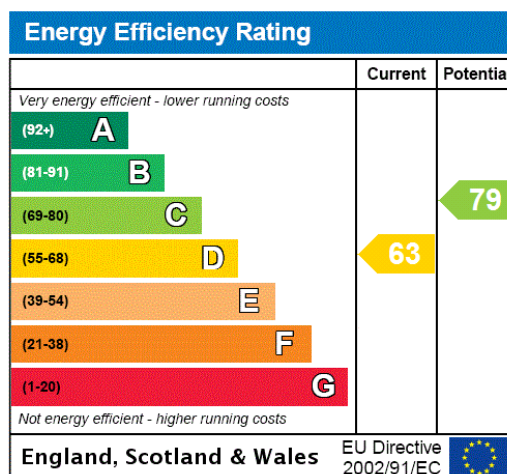
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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: 76.6 m² ... 825 ft²

All measurements are approximate and for display purposes only



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