



81 Ranelagh Avenue, Ravenscliffe, Bradford, BD10 0HF

NO CHAIN – Former local authority semi detached currently providing THREE BEDROOM accommodation. Realistically priced we feel this example will appeal to a variety of buyers including first time buyers and BTL landlords. Forming part of this most convenient of localities handy of amenities in and around Greengates and offering access to Apperley Bridge and the train station. Contact Robert Watts to arrange YOUR viewing today.

£120,000

T 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk
Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

f [RWEstateAgents](#) **t** [@robertwatts_](#)

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COUNCIL TAX Bradford

Band A

TENURE Freehold

BUYER INFORMATION 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.

ENTRANCE PORCH Leads to hall

LIVING ROOM 13'3" x 13' (4.04m x 3.96m)

Useful understairs store

KITCHEN 10'2" x 7'6" (3.1m x 2.29m)

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

GROUND FLOOR SHOWER ROOM Shower cubicle and wash basin

REAR HALL Wc off

LANDING Access to loft space via pull down ladder

LOFT SPACE A multi purpose area, boarded and decorated

BEDROOM 1 14'9" x 9'7" (4.5m x 2.92m)

BEDROOM 2 11' x 9'4" (3.35m x 2.84m)

BEDROOM 3 8'2" x 7'9" (2.5m x 2.36m)

OUTSIDE Pleasant mature gardens front and 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		