



35 Ashbourne Oval, Bradford, BD2 4DH

NO CHAIN - SEMI-DETACHED TRUE BUNGALOW - currently providing TWO BEDROOM (yet with clear potential for more subject to PP) accommodation. This fine example is further enhanced by a DRIVE, GARAGE (restricted access) and gardens front and rear. Forming part of this ever popular part of BD2, offering access to many amenities in and around Bolton Junction and Five Lane Ends - along with access to the City Centre.

Contact Robert Watts to arrange YOUR viewing today.

£150,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold**ENTRANCE HALL****LIVING ROOM 16' x 10'9" (4.88m x 3.28m)**

Laminate flooring

KITCHEN 10'9" x 9'4" (3.28m x 2.84m)

Selection of wall and base units, worktops, sink unit, plumbed for washing machine

BEDROOM 1 11' x 10'9" (3.35m x 3.28m)

Laminate flooring

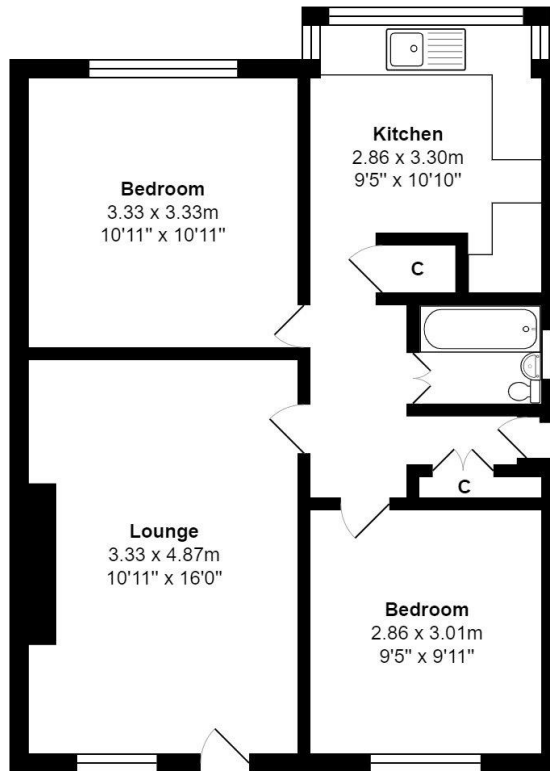
BEDROOM 2 9'8" x 9'4" (2.95m x 2.84m)

BATHROOM Three piece white suite, over bath shower - par tiled walls

OUTSIDE Drive to garage (restricted access) - 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.





Ground Floor

Total Area: 54.5 m² ... 587 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	67	
(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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