



589 Harrogate Road, Greengates, Bradford, BD10 0QQ

Well presented semi-detached currently providing TWO DOUBLE BEDROOM accommodation. The 17ft kitchen diner, useful outbuilding and pleasant gardens further add to the appeal here. Forming part of this understandably sought after part of BD10, within walking distance of popular shops and eateries, handy for Apperley Bridge including the train station. Of likely appeal to a variety of buyers, including first time. Contact Robert Watts to arrange your viewing today.

£150,000

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COUNCIL TAX Bradford

Band A

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 13'6" x 12'1" (4.11m x 3.68m)

Laminate flooring

KITCHEN DINER 17' x 9' (5.18m x 2.74m)

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

LANDING

BEDROOM 1 13'6" (4.11) plus recess x 9'3" (2.82)

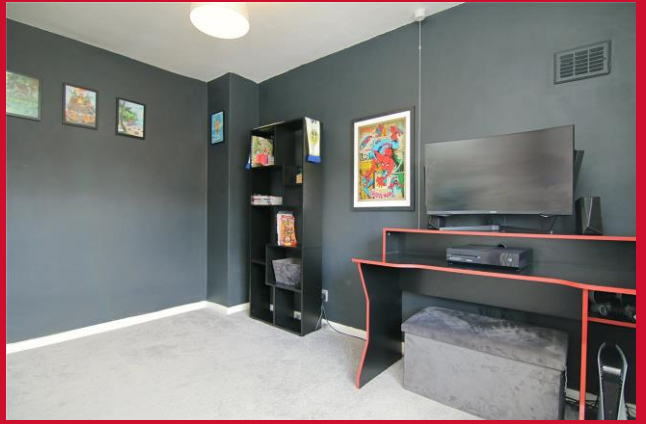
With two windows

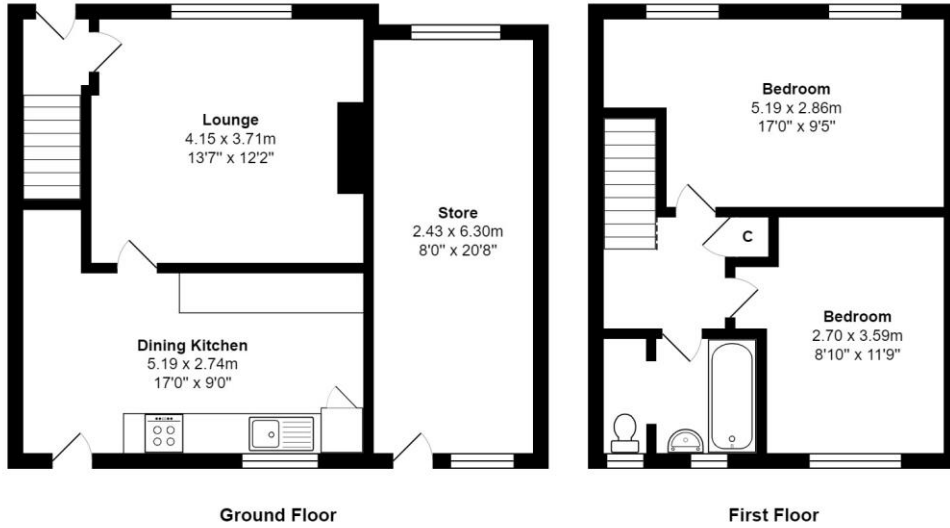
BEDROOM 2 12' x 8'9" (3.66m x 2.67m)

BATHROOM Three piece white suite, over bath shower, majority tiled walls

OUTSIDE Gardens front and rear - attached outbuilding/store with power

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 incl Store: 84.9 m² ... 914 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		84
(69-80) C	70	
(55-68) D		
(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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