



## **4 Roundwood Avenue, Ravenscliffe, Bradford, BD10 0JB**

**NO CHAIN - Former local authority SEMI-DETACHED currently providing THREE BEDROOM ACCOMMODATION. Of likely appeal to a variety of buyers including BTL - rent potential circa £600 PCM. Forming part of this ever popular location offering access to schools and amenities in and around Ravenscliffe, Greengates and Apperley Bridge. Contact Robert Watts to arrange your viewing today.**

**£110,000**

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# 4 Roundwood Avenue, Ravenscliffe, Bradford, BD10 0JB

**COUNCIL TAX Bradford**

Band A

**TENURE** Freehold

**ENTRANCE HALL****LIVING ROOM 13'1" x 12'8" (4m x 3.86m)**

Useful understairs store

**KITCHEN 15' x 7'5" (4.57m x 2.26m)**

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

**REAR HALL** Useful WC

**LANDING** Access to loft space

**BEDROOM 1 11'5" x 9'7" (3.48m x 2.92m)**

**BEDROOM 2 10'9" x 9'3" (3.28m x 2.82m)**

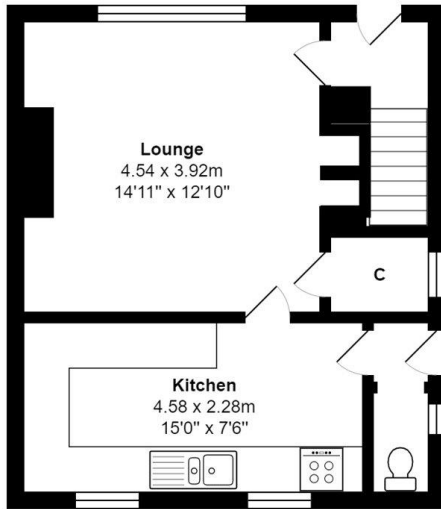
**BEDROOM 3 8'3" x 7'8" (2.51m x 2.34m)**

**BATHROOM** Three piece suite, fully tiled walls

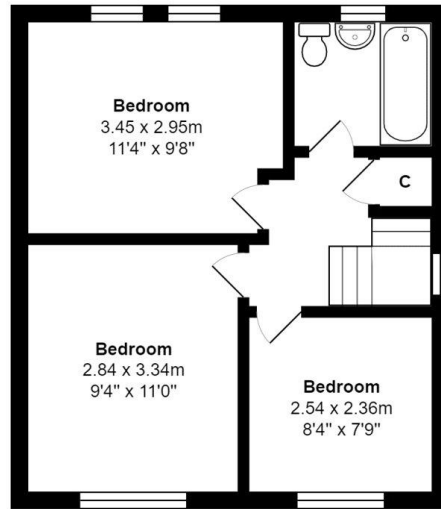
**OUTSIDE** Good size rear garden, garden to front

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



First Floor

Total Area: 69.6 m<sup>2</sup> ... 749 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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