



18 Pendragon Lane, Bradford, BD2 4JL

NO CHAIN – ENVIABLE CORNER PLOT – CLEAR POTENTIAL TO EXTEND (subj to PP) THREE BEDROOMS, DINING KITCHEN, 17ft LOUNGE, GROUND FLOOR BATHROOM, DORMER STYLE SEMI-DETACHED forming part of this ever popular location. Offering access to many local amenities including Morrisons Enterprise 5 and schools including Wellington Primary and Hanson Academy. We feel this fine example will appeal to a variety of buyers and urge early arrangement of your detailed inspection to fully appreciate. Contact Robert Watts to arrange YOUR VIEWING TODAY.

Offers Over £180,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold

ENTRANCE PORCH Leads to hall

LIVING ROOM 17'4" x 11'4" (5.28m x 3.45m)

KITCHEN 11'5" x 11'6" (3.48m x 3.5m)

Selection of wall and base units, work tops, sink unit, two useful store closets

GROUND FLOOR BATHROOM Two piece suite - separate WC

LANDING

BEDROOM 1 15'4" (4.67) plus robes x 9' (2.74)

Built in wardrobes

BEDROOM 2 12'4" (3.76) max x 8'1" (2.46) max

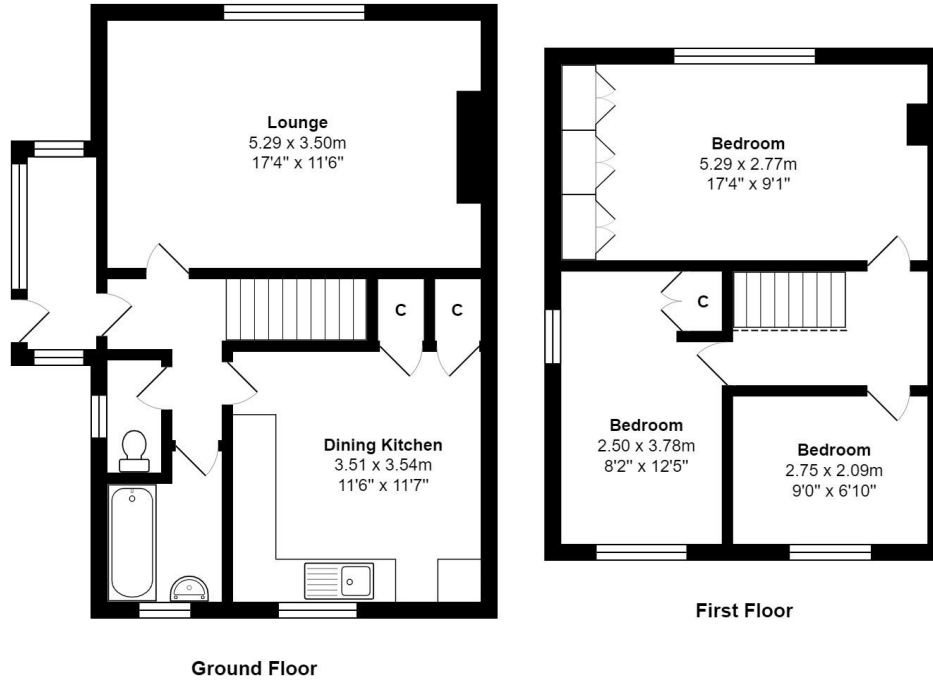
useful store closet

BEDROOM 3 9' x 6'8" (2.74m x 2.03m)

OUTSIDE Enviably corner plot, mature gardens, drive to garage, additional parking / hardstanding area

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: 81.8 m² ... 881 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		86
(69-80)	C		
(55-68)	D	65	
(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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