



55 Clifton Villas, Manningham, Bradford, BD8 7BY

EXTENDED inner town house currently providing FIVE BEDROOM, TWO RECEPTION ROOM, TWO BATH / SHOWER ROOM well presented family sized accommodation. Occupied by our vendors since it was built around 16 years ago and forming part of this Manningham housing association development. The attic / dormer conversion and single storey rear extension were completed around five years ago. Modern properties of this size are very rare to the market in this locality. Contact Robert Watts to arrange your viewing today.

£210,000

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COUNCIL TAX Bradford

Band B

TENURE Freehold

ENTRANCE HALL Useful under stairs store

LIVING ROOM 16'9" x 10'2" (5.1m x 3.1m)

French doors lead to dining room

DINING ROOM 16'6" x 10'3" (5.03m x 3.12m)

GROUND FLOOR SHOWER ROOM Shower cubicle, WC , wash basin

KITCHEN 9'9" x 8'7" (2.97m x 2.62m)

Modern wall and base units, work tops, sink unit, built in oven, 5 ring gas hob and extractor - tiled floor

LANDING

BEDROOM 1 13'3" x 9'3" (4.04m x 2.82m)

BEDROOM 2 14' x 9'2" (4.27m x 2.8m)

BEDROOM 3 9'8" x 7' (2.95m x 2.13m)

BATHROOM Three piece suite, tiled wall, tiled floor

SECOND FLOOR

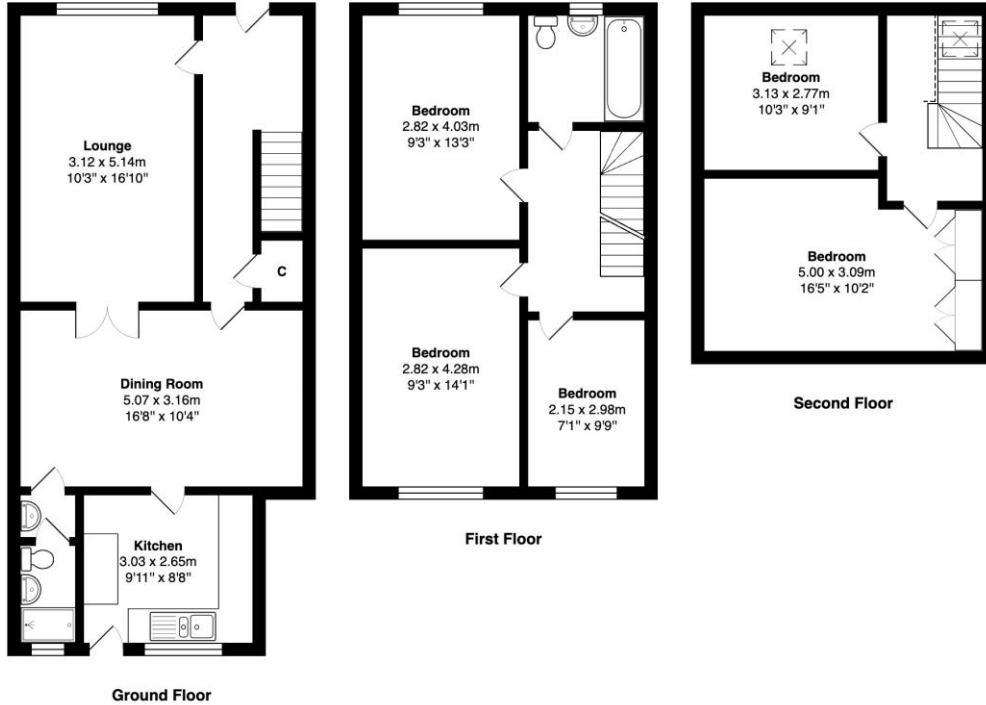
DORMER BEDROOM 4 14'4" x 10'1" (4.37m x 3.07m)

ATTIC BEDROOM 5 10'2" x 9'1" (3.1m x 2.77m)

OUTSIDE Off road parking, small garden to 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.





Total Area: 127.6 m² ... 1374 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		87
(69-80) C	79	
(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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