



## 9 Dean Close, Bradford, BD8 0DD

Of likely appeal to family buyers. Well presented semi-detached currently providing THREE BEDROOM, TWO RECEPTION ROOM accommodation. Primary and Secondary schools are within walking distance, along with multiple local amenities and BRI. This fine example occupies an enviable CUL-DE-SAC plot and is further enhanced by: CONSERVATORY , GOOD SIZE REAR GARDEN, DRIVE AND GARAGE. Contact Robert Watts to arrange YOUR VIEWING today.

**£260,000**

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# 9 Dean Close, Bradford, BD8 0DD

**COUNCIL TAX Bradford**

Band C

**TENURE** Freehold

**ENTRANCE PORCH** Leads to hallway

**LIVING ROOM 12'9" (3.89) plus bay x 12@0' (0)**

Laminate flooring - sliding doors lead to dining room

**DINING ROOM 11'9" x 10'4" (3.58m x 3.15m)**

Laminate flooring

**CONSERVATORY 10' x 9' (3.05m x 2.74m)****KITCHEN 8'8" x 6'8" (2.64m x 2.03m)**

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

**LANDING** Access - loft space

**BEDROOM 1 15'7" (4.75) max x 10'1" (3.07) max**

Fitted wardrobes

**BEDROOM 2 11'9" (3.58) x 8'5" (2.57) plus robes**

Built in wardrobes

**BEDROOM 3 9'2" (2.8) x 7'5" (2.26) both max excl robes and stair head**

Built in wardrobes

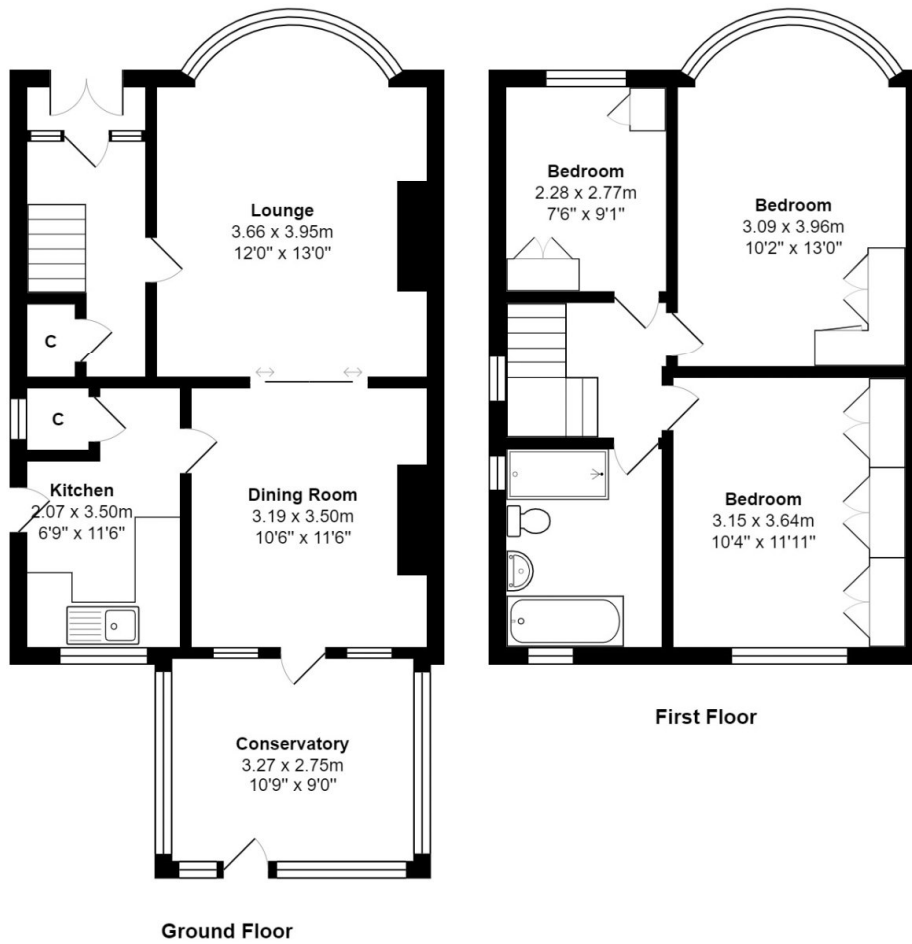
**BATHROOM** Four piece modern suite, fully tiled walls

**OUTSIDE** Drive to garage, good size rear garden

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: 95.1 m<sup>2</sup> ... 1024 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+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	68	
(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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