



## 12 Ashbourne Close, Bradford, BD2 4DY

Well presented semi-detached LARGER THAN AVERAGE (for area) THREE BEDROOM accommodation awaits new owners. Of likely appeal to a variety of buyers, especially FIRST TIME BUYERS and YOUNG FAMILIES. This fine example is further enhanced by: shared drive, garage, very pleasant gardens. Handy for local schools and offering access to local amenities and the City Centre. Contact Robert Watts to arrange your viewing today.

**£185,000**

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## **COUNCIL TAX Bradford**

Band C

## **TENURE Freehold**

**SELLERS ONWARD PURCHASE** Please note our vendors are hoping to buy a new build property however no dates for this to be completed have yet been confirmed by the builder - please contact our office for further information

## **ENTRANCE HALL**

**LIVING ROOM / DINER 23'6" (7.16) max overall x 11'9" (3.58) max**

## **KITCHEN 9'3" x 8'2" (2.82m x 2.5m)**

Selection of modern wall and base units, worktops, sink unit, built in oven, hob and extractor - plumbed for washing machine - useful store closet

**LANDING** Access to loft space

**BEDROOM 1 12'7" x 12' (3.84m x 3.66m)**

**BEDROOM 2 10'8" x 9'5" (3.25m x 2.87m)**

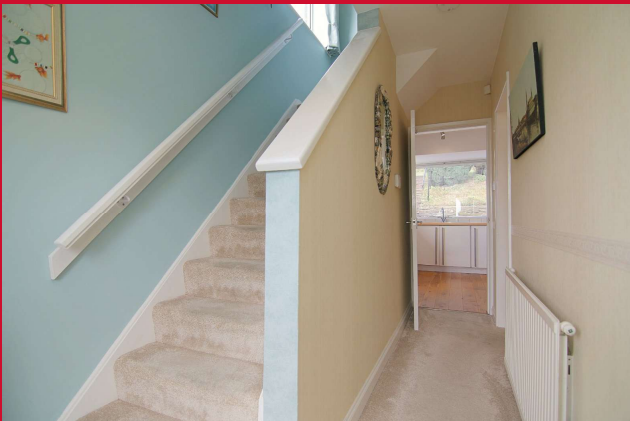
**BEDROOM 3 8'3" x 6'8" (2.51m x 2.03m)**

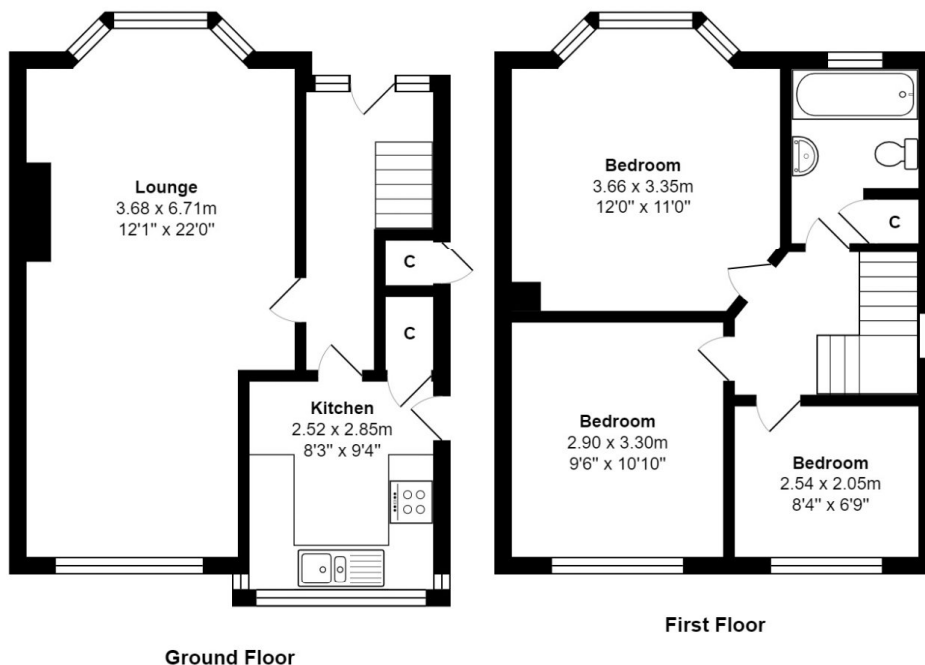
**BATHROOM** Three piece modern white suite, over bath shower and screen - fully tiled walls

**OUTSIDE** Shared drive to garage, very pleasant split level 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.

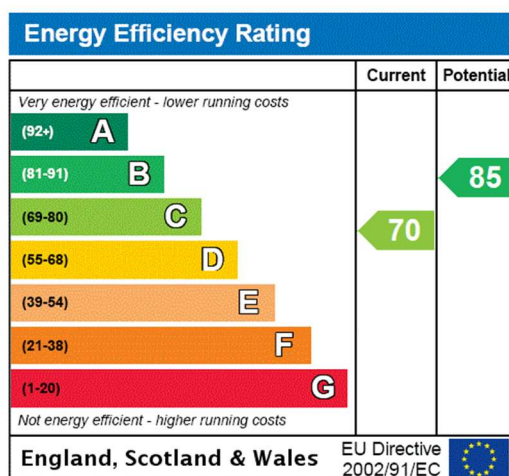






Total Area: 77.4 m<sup>2</sup> ... 833 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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