



64 Grovelands, Bradford, BD2 4HQ

NO CHAIN – family sized semi-detached currently providing THREE BEDROOM, TWO RECEPTION ROOM accommodation. This fine example is further enhanced by: BLOCK PAVED DRIVE , LARGER THAN AVERAGE GARAGE, uPVC DOUBLE GLAZING and MATURE GARDENS. Forming part of this ever popular part of BD2 within walking distance of schools and amenities. Contact Robert Watts to arrange YOUR VIEWING today.

£180,000

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64 Grovelands, Bradford, BD2 4HQ

COUNCIL TAX Bradford

Band C

TENURE Freehold

HALLWAY

LOUNGE 14'7" x 11'6" (4.45m x 3.5m)

Open to...

DINING AREA 10'1" x 8'8" (3.07m x 2.64m)

KITCHEN 11'5" x 8' (3.48m x 2.44m)

Selection of wall and base units, built in oven and hob, stainless steel sink unit, plumbed for auto washer and dishwasher, store pantry

SIDE PORCH

BEDROOM ONE 10'7" x 9'4" (3.23m x 2.84m)

Fitted wardrobes

BEDROOM TWO 11'6" (3.5) x 9'7" (2.92) both max excluding robes

Fitted wardrobes

BEDROOM THREE 9'6" (2.9) x 6'7" (2) both max measurements

Useful stair head store, access to loft, mainly boarded with light

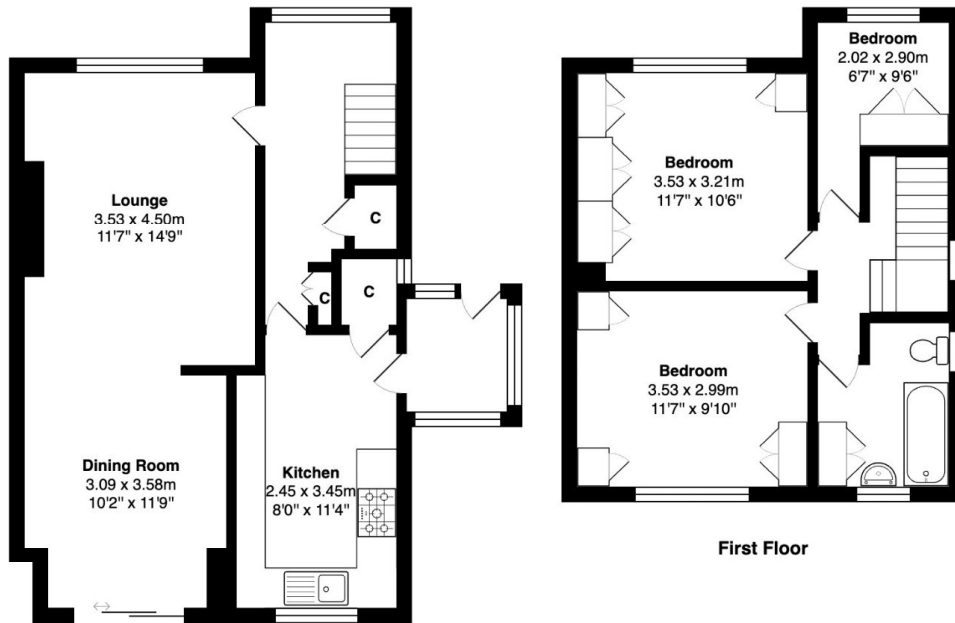
BATHROOM/WC Three piece coloured suite, combi boiler

OUTSIDE Mature gardens to front and rear

PARKING Block paved driveway to larger than average garage with power, light and water.

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: 88.9 m² ... 957 ft²

All measurements are approximate and for display purposes only

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

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