



22 Hawthorn Drive, Bradford, BD10 9BN

SWIFTMOVE SALE- QUICKER COMPLETION: Ask for further information: Less than 2 miles (around 10mins) to Apperley Bridge Train Station! Former Local Authority SEMI-DETACHED currently providing THREE BEDROOM, TWO RECEPTION ROOM accommodation. Of likely appeal to young family buyers as there are more than six Primary Schools within a 1 mile radius including PARKLAND PRIMARY close by. Handy for amenities in and around Greengates and Five Lane Ends. Contact Robert Watts to arrange YOUR viewing today.

£140,000

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CONSTRUCTION Please be aware this property is classed as non-standard construction (steel frame) and may require a specialist lender - please discuss with your mortgage broker or contact us for further details.

COUNCIL TAX Bradford

Band A

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 13' x 12'8" (3.96m x 3.86m)

glazed patio door to rear garden

DINING ROOM 10'2" x 9'2" (3.1m x 2.8m)

KITCHEN 10'1" x 9'3" (3.07m x 2.82m)

Selection of wall and base units, work tops, sink unit , tiled floor

UTILITY ROOM Plumbed for washing machine , WC off

LANDING

BEDROOM 1 11'6" x 10'6" (3.5m x 3.2m)

Store closet

BEDROOM 2 10'5" x 10' (3.18m x 3.05m)

Store closet

BEDROOM 3 8'3" x 8'2" (2.51m x 2.5m)

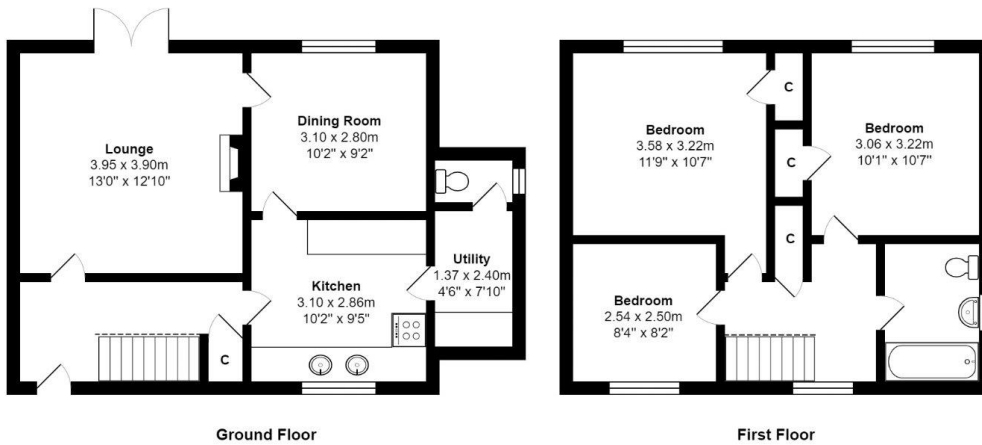
BATHROOM Three piece white suite

OUTSIDE Pleasant garden to front , good size split level garden to rear

SWIFTMOVE This property benefits from a Swiftmove legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to sign an agreement to pay £420 inc vat for the pack on completion before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

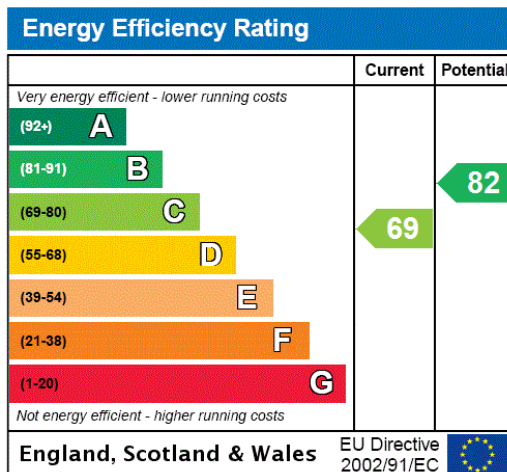
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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: 89.0 m² ... 958 ft²

All measurements are approximate and for display purposes only



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