



## 50 Highfield Road, Five Lane Ends, Bradford, West Yorkshire, BD2 2AT

NO CHAIN – Popular style of semi-detached within walking distance of Blakehill Primary and Morrisons retail park. Of likely appeal to a variety of buyers this 2/3 bedroom, 2 reception room example offers new owners an opportunity to make their own mark. The good size under house store, drive, garage and pleasant gardens further add to the appeal here. Contact Robert Watts to arrange YOUR VIEWING today.

**Offers Over £180,000**

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## **COUNCIL TAX Bradford**

Band B

**TENURE** Freehold

**FRONT PORCH** Leads to hallway

**LIVING ROOM 11'8" (3.56) x 10'3" (3.12) plus alcove**

Marble effect fire surround, living flame gas fire

**DINING ROOM 9'8" (2.95) plus alcove x 9'6" (2.9)**

Access to conservatory

**CONSERVATORY 10' x 9'4" (3.05m x 2.84m)**

**KITCHEN 9'1" max x 5'4" (2.77m max x 1.63m)**

Selection of wall and base units, work tops, sink unit - built in oven and hob - useful under stairs store

**SIDE PORCH** Plumbed for washing machine

**UNDERHOUSE STORE** External access to a good size under house store with power and light

## **LANDING**

**BEDROOM 1 11'3" (3.43) max x 9' (2.74) plus robes**

Built in wardrobes

**BEDROOM 2 10'6" (3.2) max x 10'2" (3.1) plus robes**

Built in bedroom furniture including wardrobes, overhead store and drawers

**BEDROOM 3 8'1" (2.46) max overall x 6'5" (1.96) max**

NB will not currently fit a standard size bed - Fitted wardrobes and dressing table

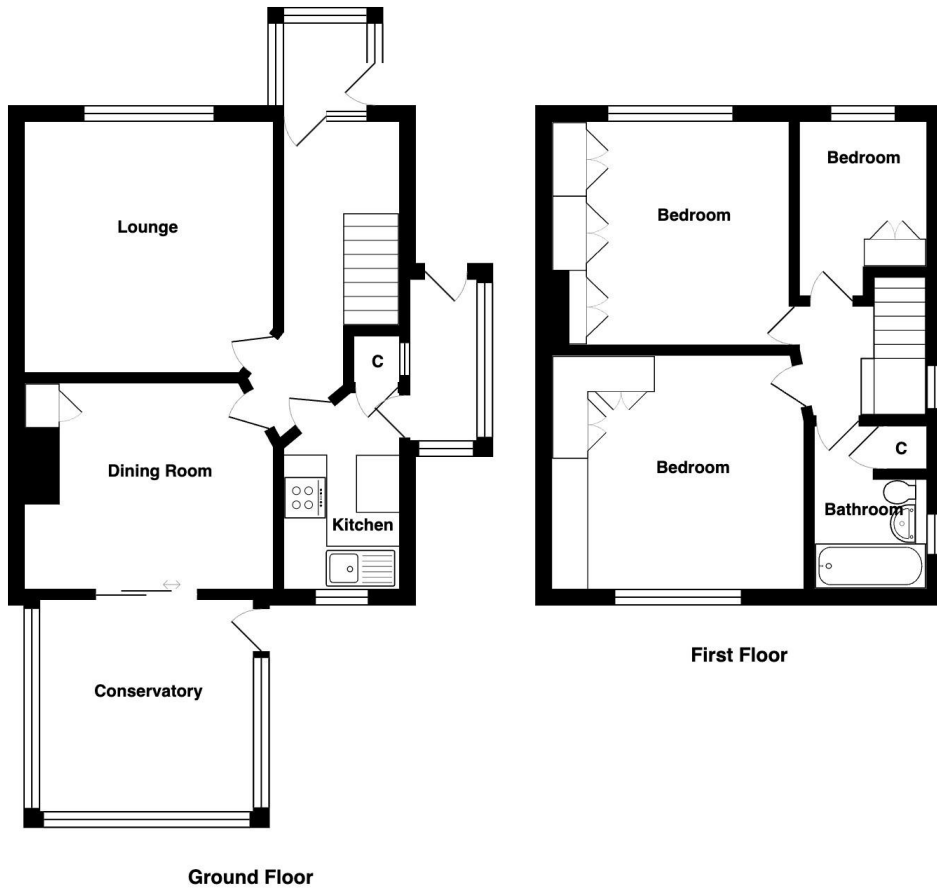
**BATHROOM** Three piece modern suite, vanity wash basin/WC, over bath shower and screen - tiled walls and floor

**OUTSIDE** Drive to garage, pleasant gardens front and rear -access to under house store area

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: 84.9 m<sup>2</sup> ... 914 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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