



1 Howarth Crescent, Swain House, Bradford, BD2 1HZ

NO CHAIN – Popular style of SEMI-DETACHED currently providing family sized three bedroom accommodation. The 15ft kitchen diner, guest WC and gardens further add to the appeal here. Within walking distance of schools and many amenities including Morrisons retail park. Offering new owners an ideal opportunity to make their own mark. Contact Robert Watts to arrange YOUR VIEWING today.

£130,000

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COUNCIL TAX Bradford

Band A

TENURE Freehold

ENTRANCE HALL**LIVING ROOM 14'9" x 13' (4.5m x 3.96m)**

Useful understairs store

KITCHEN 15'1" x 7'5" (4.6m x 2.26m)

Selection of wall and base units, work tops, sink unit, plumbed for washing machine

REAR HALL WC off

LANDING Access to loft space

BEDROOM 1 11'3" x 9'9" (3.43m x 2.97m)**BEDROOM 2 10'8" (3.25) x 7'5" (2.26) plus robes**

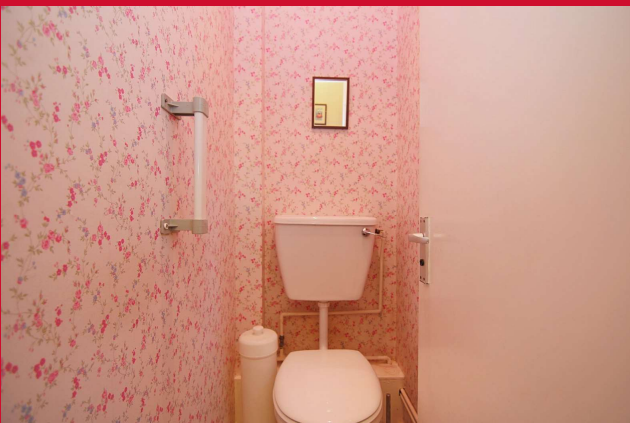
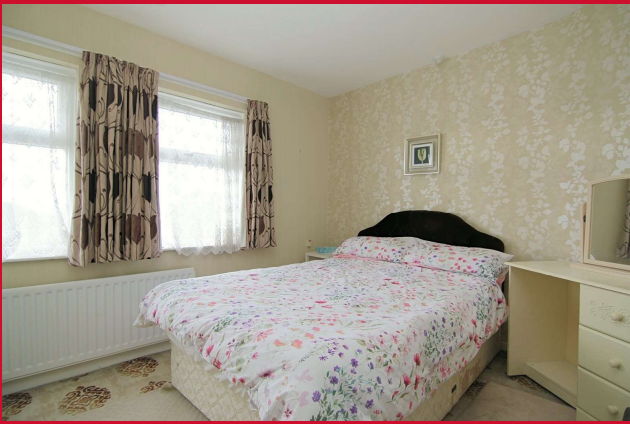
Built in wardrobes

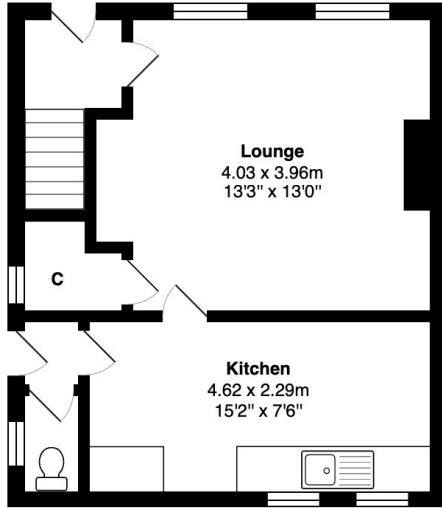
BEDROOM 3 8'3" x 7'7" (2.51m x 2.3m)

BATHROOM Three piece white suite, over bath shower and screen, part tiled walls

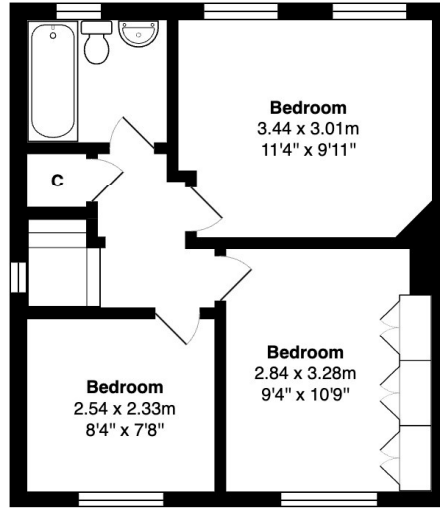
OUTSIDE Gardens front and rear

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: 70.5 m² ... 759 ft²

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		85
(69-80)	C	70	
(55-68)	D		
(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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