



80 Summerbridge Crescent, Bradford, West Yorkshire, BD10 8BB

SWIFTMOVE SALE- QUICKER COMPLETION: Ask for further information.

Well presented SEMI-DETACHED benefiting from improvements over recent years. This fine example provides THREE BEDROOM, TWO RECEPTION ROOM family size accommodation. The delightful ORANGERY and MODERN BATHROOM further add to the appeal here. Well situated for many amenities, MULTIPLE PRIMARY SCHOOLS within a circa 1 mile radius, shops and commute. Contact Robert Watts to arrange YOUR VIEWING today.

Offers Over £180,000

T 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk
Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

f RWEstateAgents **t** @robertwatts_

arla | propertymark naea | propertymark

80 Summerbridge Crescent, Bradford, West Yorkshire, BD10 8BB

SWIFT MOVE 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.

COUNCIL TAX Bradford

Band B

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 16' x 12' (4.88m x 3.66m)

French doors lead to dining room

DINING ROOM 9'8" x 7'8" (2.95m x 2.34m)

Access to orangery

ORANGERY 13' x 8'9" (3.96m x 2.67m)

KITCHEN 10'5" x 7' (3.18m x 2.13m)

Selection of wall and base units, worktops , sink unit , built in oven, hob and extractor, plumbed for washing machine and dishwasher - useful understairs store (also plumbed for washing machine)

LANDING Useful closet housing boiler - Access to part boarded loft with light

BEDROOM 1 14'6" x 8'9" (4.42m x 2.67m)

BEDROOM 2 11'7" x 9' (3.53m x 2.74m)

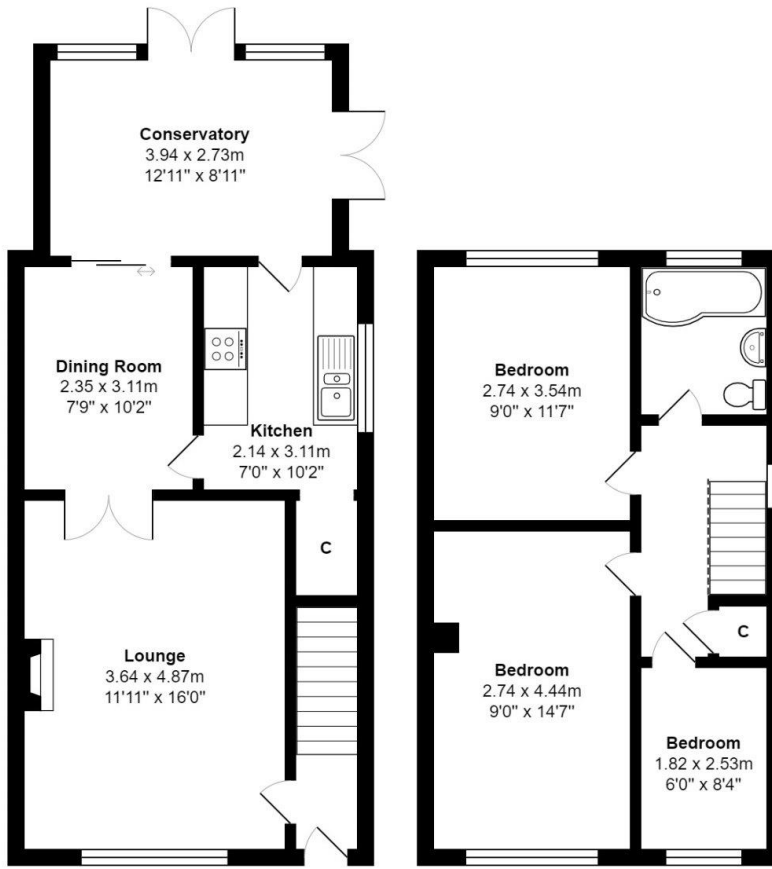
BEDROOM 3 8'3" x 6' (2.51m x 1.83m)

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

OUTSIDE Driveway with ample parking, low maintenance front garden, enclosed garden to rear, summer house

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: 87.1 m² ... 937 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		87
(69-80) C	74	
(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	

T 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk
 Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

f RWEstateAgents **t** @robertwatts_

arla | propertymark naea | propertymark