



79 Ashbourne Way, Bradford, West Yorkshire, BD2 4DU

EXTENDED SEMI-DETACHED – of likely appeal to family buyers – FOUR BEDROOMS – TWO RECEPTION ROOMS. This well presented example will delight all who view! The pleasant gardens, useful garden store and off road parking further add to the appeal here. Handy for local schools and offering access to local amenities and the City Centre. Contact Robert Watts to arrange your viewing today.

Offers Over £190,000

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COUNCIL TAX BAND B

TENURE Freehold

ENTRANCE HALL Laminate flooring, useful store cupboard, housing boiler,

LOUNGE 20'10" (max) x 10'8" (6.35m (max) x 3.25m)

Feature fireplace with living flame gas fire

DINING ROOM 10'2" x 8' (3.1m x 2.44m)

Laminate flooring

KITCHEN 10'9" x 9'9" (3.28m x 2.97m)

Fitted kitchen incorporating range of modern base and wall units

LANDING Access to loft (with light)

BEDROOM ONE 15'10" (4.83) (max) x 9'9" (2.97) (max)

BEDROOM TWO 10'9" (3.28) x 7'2" (2.18) to robes

BEDROOM THREE 9'1" x 8'9" (2.77m x 2.67m)

Fitted wardrobe

BEDROOM FOUR 8' x 5'7" (2.44m x 1.7m)

BATHROOM/WC 9'11" x 7' (3.02m x 2.13m)

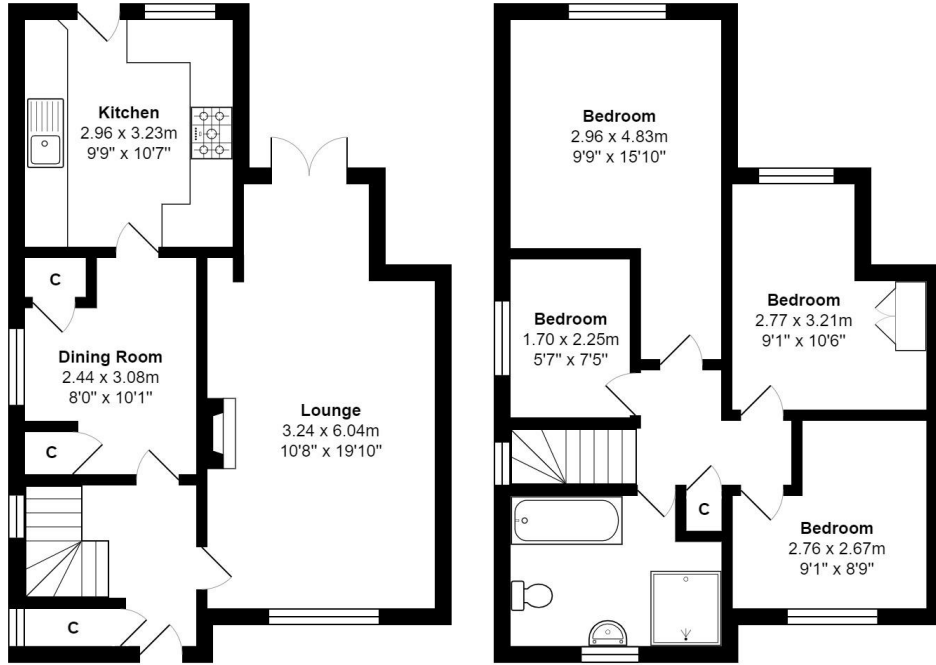
4 piece white suite, tiled walls, tiled floor

OUTSIDE Pleasant garden to rear with decking and useful store

PARKING Driveway to front

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: 85.2 m² ... 917 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	

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