



7 Grasmere Road, Bradford, BD2 4HU

NO CHAIN - Popular style of semi-detached currently providing THREE BEDROOM, TWO RECEPTION ROOM family sized accommodation. Further enhanced by a DOUBLE GARAGE (restricted vehicle access) and GOOD SIZE REAR GARDEN. Forming part of this ever popular part of BD2 within walking distance of schools amenities. Contact Robert Watts to arrange YOUR VIEWING today.

£160,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 13'1" x 11'1" both max (4m x 3.38m both max)

DINING ROOM 11'1" x 10'4" (3.38m x 3.15m)

KITCHEN 10'1" x 5'5" (3.07m x 1.65m)

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

LANDING Access to loft space

BEDROOM 1 11'3" (3.43) x 9'7" (2.92) to chimney breast

Built in wardrobes

BEDROOM 2 11'3" x 10'4" (3.43m x 3.15m)

BEDROOM 3 8'2" (2.5) x 5'9" (1.75) both max excluding stair head

BATHROOM Three piece white suite fully tiled walls

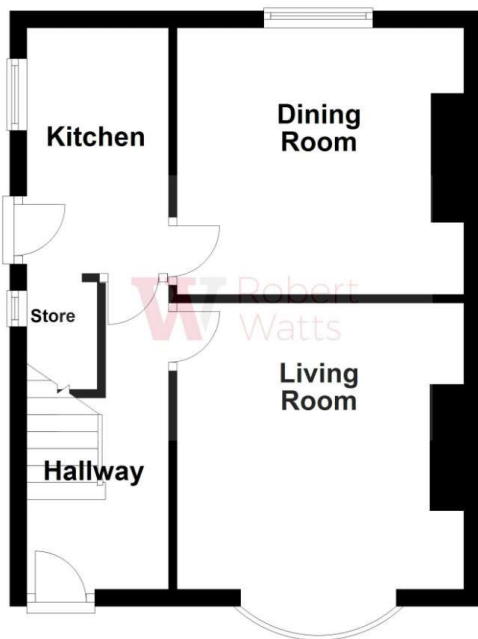
OUTSIDE Good size rear garden, drive, double garage (restricted vehicle access) garden to front

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.



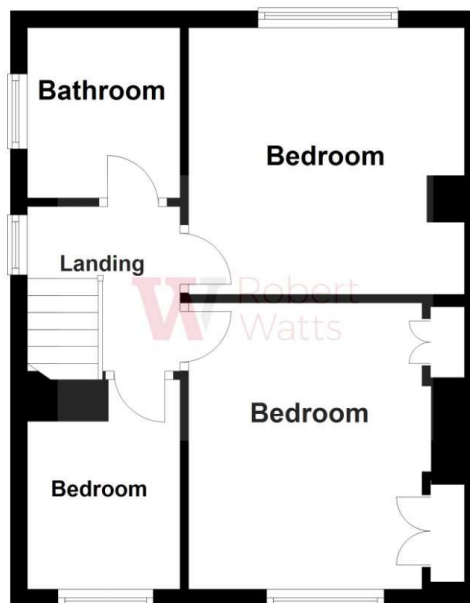
Ground Floor

Approx. 34.3 sq. metres (368.9 sq. feet)



First Floor

Approx. 34.0 sq. metres (366.0 sq. feet)



Please note this is a guide only and should not be relied upon for accurate measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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