



4 Harland Close, Bradford, BD2 4BW

NO CHAIN – Semi-detached TRUE BUNGALOW occupying an enviable CUL-DE-SAC plot. Currently providing TWO BEDROOM accommodation which is further enhanced by: DRIVE, GARAGE and PLEASANT GARDENS. Offers new owners an opportunity to make their own mark and create a long term home. Forming part this ever popular locality, handy for many local amenities including Peel Park and offering access to both the City Centre and the ring road. Contact Robert Watts to arrange YOUR VIEWING today.

£160,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold

ENTRANCE HALL L shaped hallway - useful store closet - loft access

LIVING ROOM 17'6" x 10'4" (5.33m x 3.15m)

KITCHEN 10'7" (3.23) x 8'6" (2.6) both max

Selection of wall and base units, worktops, sink unit, built in oven, hob and extractor - plumbed for washing machine

BEDROOM 1 11'7" (3.53) x max x 10'4" (3.15) max

Fitted wardrobes

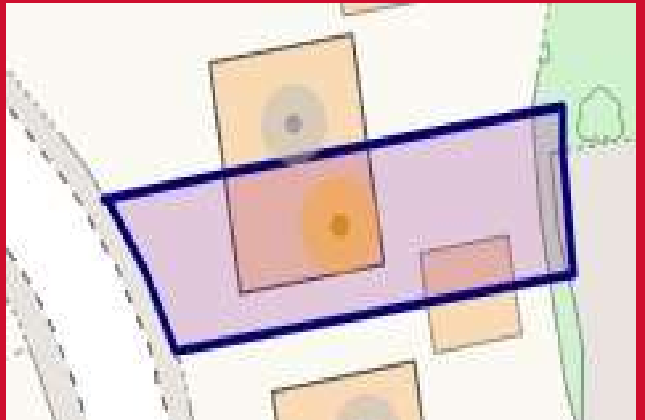
BEDROOM 2 8'6" max x 7'8" max (2.6m max x 2.34m max)

Fitted wardrobes

SHOWER ROOM Shower cubicle, WC and wash basin

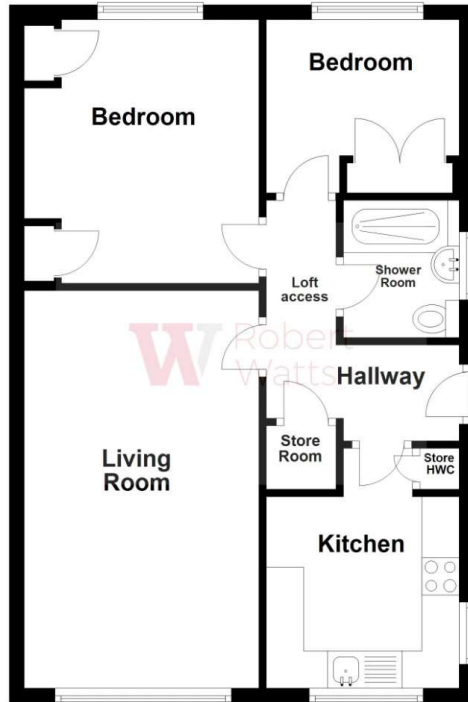
OUTSIDE Drive to garage, pleasant gardens front and rear

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.



Accommodation

Approx. 52.4 sq. metres (564.3 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		90
(69-80) C	70	
(55-68) D		
(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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