



## 96 Farm Hill Road, Thorpe Edge, Bradford, BD10 8BY

NO CHAIN - Ex Local Authority Town House - This fine example offers THREE bedroom 'FAMILY SIZED' accommodation which is further enhanced by a GOOD SIZE KITCHEN DINER and PLEASANT GARDENS - MUST BE VIEWED TO FULLY APPRECIATE. Occupying an enviable plot, on the fringe (close to Norman Lane) of this ever popular development, offers easy access to many local amenities including Morrisons retail park and schools. We feel this well presented example will appeal to a variety of buyers including BTL landlords (previously let at £700 PCM) Contact Robert Watts to arrange YOUR VIEWING today.

**£130,000**

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# 96 Farm Hill Road, Thorpe Edge, Bradford, BD10 8BY

**COUNCIL TAX Bradford**

Band A

**TENURE** Freehold

**CONSTRUCTION** Please be aware this property is classed as non-standard construction (we believe steel frame) and may require a specialist lender - please discuss with your mortgage broker or contact us for further details.

**ENTRANCE HALL** Useful under stairs store

**LIVING ROOM 15'7" x 10'5" (4.75m x 3.18m)**

With two windows

**KITCHEN DINER 14'6" x 10'2" (4.42m x 3.1m)**

Selection of wall and base units, work tops, breakfast bar, built in oven, hob and extractor, sink unit, plumbed for washing machine

**REAR HALL** Providing access to rear garden, closet housing boiler

**LANDING** Access to loft space, useful store closet

**BEDROOM 1 12'7" x 11'2" (3.84m x 3.4m)****BEDROOM 2 10'8" x 9'7" max (3.25m x 2.92m max)****BEDROOM 3 7' (2.13) x 6'3" (1.9) plus recess**

Useful over stair closet

**BATHROOM** Two piece suite, separate WC

**OUTSIDE** 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.





Please note this floor plan is not to scale and should not be relied on as a basis to let this property.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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