



8 Gainsborough Close, Bradford, BD3 0PE

NO CHAIN – semi-detached TRUE BUNGALOW currently providing two bedroom accommodation. Occupying an enviable plot and offering new owners an opportunity to make their own mark. The 18ft living room, mature gardens and garage further add to the appeal here. Contact Robert Watts to arrange YOUR VIEWING today.

£140,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold

PROBATE SALE This property is subject to a probate application being granted, probate has been applied for - please be aware exchange of contracts cannot take place until probate has been granted.

DIRECT ACCESS TO:

KITCHEN 12'5" x 10'2" (3.78m x 3.1m)

Selection of wall and base units, work tops, sink unit. Two walk-in cupboards, one housing the boiler - plumbed for washing machine

INNER HALL Access to loft space

LIVING ROOM 18'2" x 12'5" (5.54m x 3.78m)

BEDROOM 1 14'2" (4.32) x 10'5" (3.18) plus robes

built in wardrobes

BEDROOM 2 10'2" x 10'1" (3.1m x 3.07m)

BATHROOM Three piece coloured suite

OUTSIDE Shared drive to garage, mature gardens front, side 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		66
(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 	