



10 Hawthorn Drive, Bradford, BD10 9BN

NO CHAIN – Former local authority end town house benefiting from recent re-decoration and new flooring. This THREE BEDROOM example provides family sized accommodation which is further enhanced by a great size kitchen diner, off road parking and pleasant gardens and simply must be viewed to fully appreciate. Forming part of this ever popular locality, handy for primary schools and multiple amenities in and around Idle, Five Lane Ends and Greengates. Contact Robert Watts to arrange YOUR VIEWING today.

£145,000

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

COUNCIL TAX Bradford

Band A

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 13'2" x 12'6" (4.01m x 3.8m)

KITCHEN DINER 18'9" x 10'2" (5.72m x 3.1m)

Selection of wall and base units, worktops, sink unit, built in oven, hob and extractor - useful store closet

SIDE HALL Two useful store rooms off

LANDING Access to loft space

BEDROOM 1 11'5" x 10'2" (3.48m x 3.1m)

Useful store closet

BEDROOM 2 12' x 11'2" (3.66m x 3.4m)

Useful store closet

BEDROOM 3 8'3" x 8'3" (2.51m x 2.51m)

BATHROOM 8' x 7'2" (2.44m x 2.18m)

Three piece suite comprising bath with shower over, WC and washbasin

OUTSIDE Off road parking and garden to front, pleasant rear garden incorporating timber decking

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.



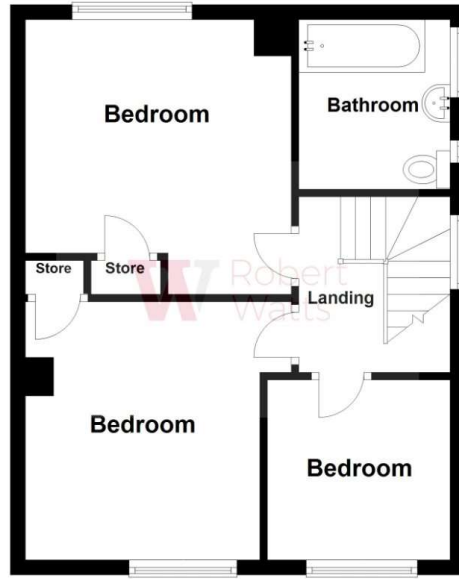
Ground Floor

Approx. 49.6 sq. metres (533.5 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.1 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		85
(69-80) C	72	
(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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