



10 Swain House Crescent, Swain House, Bradford, BD2 1HN

NO CHAIN – End town house currently providing THREE BEDROOM accommodation – In need of some updating, here is a real opportunity for new owners to make their own mark. The off road parking, 15ft kitchen and good size enclosed rear garden further add to the appeal here. Forming part of this ever popular area, within walking distance of amenities and schools. Contact Robert Watts to arrange YOUR VIEWING today.

Offers Over £135,000

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SPARY FOAM Please be aware this property has spray foam loft insulation, this can affect the ability to obtain a mortgage - please check this with your mortgage broker, lender or Solicitor prior to proceeding.

COUNCIL TAX Bradford

Band A

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 15'5" x 10'4" (4.7m x 3.15m)

KITCHEN 15'4" x 9'6" (4.67m x 2.9m)

Selection of wall and base units, worktops, sink unit, plumbed for washing machine - useful understairs store and pantry

LANDING

BEDROOM 1 12'1" x 7'8" (3.68m x 2.34m)

Access to loft space

BEDROOM 2 9'8" x 9'5" (2.95m x 2.87m)

Store closet

BEDROOM 3 9' x 7'3" (2.74m x 2.2m)

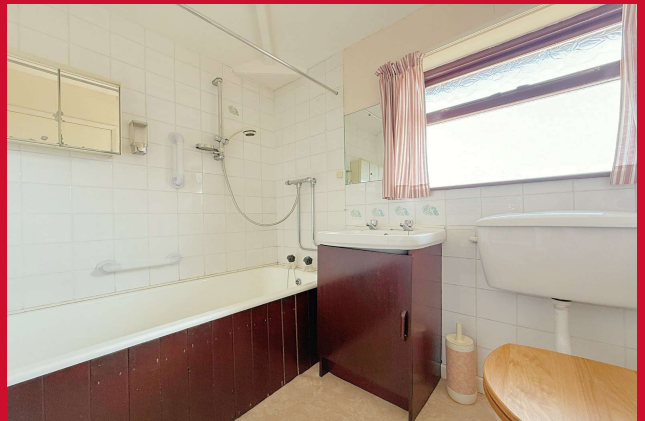
BATHROOM Three piece suite

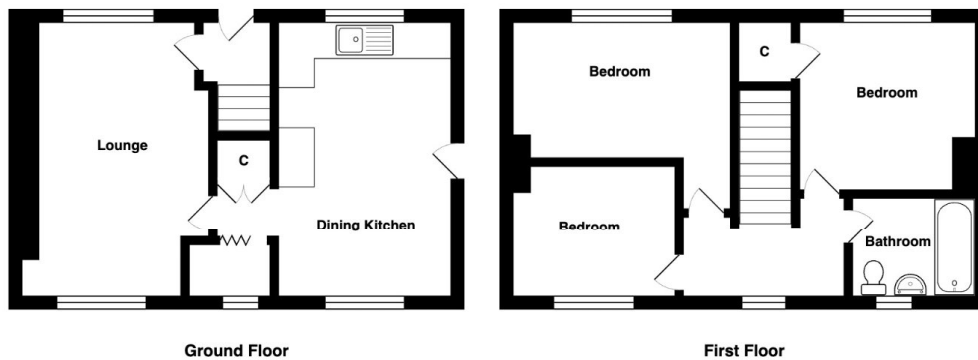
OUTSIDE Off road parking & garden to front, good size enclosed garden to rear

AML DISCLAIMER Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

PROBATE DISCLAIMER 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.

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.





Total Area: 71.6 m² ... 771 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		