



## 28 Greenwood Avenue, Swain House, Bradford, BD2 1JQ

NO CHAIN - SWIFTMOVE SALE- QUICKER COMPLETION: Ask for further information

Within walking distance of Swain House Primary and Hanson Academy. WELL PRESENTED former Local Authority SEMI-DETACHED. Currently providing TWO BEDROOM accommodation. Forming part of this keenly sought after locality offering access to many local amenities (including Morrisons Enterprise 5) and handy for the train station at Apperley Bridge (approx 2 miles/around 10 mins away). Contact Robert Watts to arrange YOUR viewing today.

**£160,000**

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## **COUNCIL TAX Bradford**

Band A

**TENURE** Freehold

## **ENTRANCE HALL**

### **LOUNGE 14'8" x 13' (4.47m x 3.96m)**

Useful understairs store

### **KITCHEN 18' x 7'6" (5.49m x 2.29m)**

Selection of wall and base units, worktops and breakfast bar, stainless steel sink unit and plumbed for automatic washer

**FIRST FLOOR LANDING** Access to loft

### **BEDROOM ONE 18' (5.49) max overall x 9'9" (2.97)**

### **BEDROOM TWO 11' x 9'3" (3.35m x 2.82m)**

**BATHROOM** Four piece suite with bath, shower cubicle, W.C and wash basin

**OUTSIDE** Block paved parking, good size rear garden incorporating lawn and patio

**SWIFT MOVE** The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

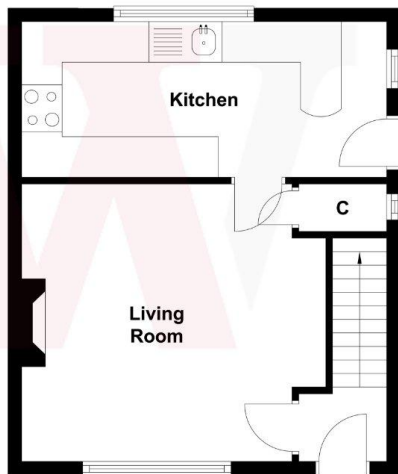
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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

First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	70	
(55-68) <b>D</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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