



### **4 The Oval, Bradford, BD8 0AU**

NO CHAIN - Generously sized SEMI-DETACHED – recently refreshed, so YOU don't have to! Currently providing THREE BEDROOM, TWO RECEPTION ROOM family sized accommodation. Forming part of this ever popular area, handy for schools, local amenities, BRI and the ring road. This fine example also benefits from shared use of two communal areas, the oval area to the front and the good size green to the rear. The lower ground floor area, with level access to the rear garden further adds to the appeal here.

**£220,000**

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### **COUNCIL TAX Bradford**

Band C

### **TENURE Freehold**

**PLANNING APPLICATION** A previous planning application 20/02212/HOU - now expired, was granted for front and rear dormer window with hip to gable roof conversion

### **LOWER GROUND FLOOR**

**CELLAR** A useful full height cellar with level access to rear garden, clear potential here (subject to planning and bldg regs) to convert

### **GROUND FLOOR**

#### **ENTRANCE VESTIBULE**

**HALLWAY** Useful store closet

**LIVING ROOM** 12'4" x 10'6" (3.76m x 3.2m)

**DINING ROOM** 12'5" x 12'3" (3.78m x 3.73m)

**KITCHEN** 9'3" x 7' (2.82m x 2.13m)

Selection of wall and base units, work tops, sink unit, built in oven, hob and extractor, access to lower ground floor area

### **FIRST FLOOR**

**LANDING** Access to loft space

**BEDROOM 1** 11'1" (3.38) max x 10'8" (3.25) max

**BEDROOM 2** 12'3" x 12' (3.73m x 3.66m)

**BEDROOM 3** 8'9" x 7'1" (2.67m x 2.16m)

**BATHROOM** Two piece suite, over bath shower, separate WC

**OUTSIDE** Drive parking, garden to front, pleasant rear garden providing access to communal green area

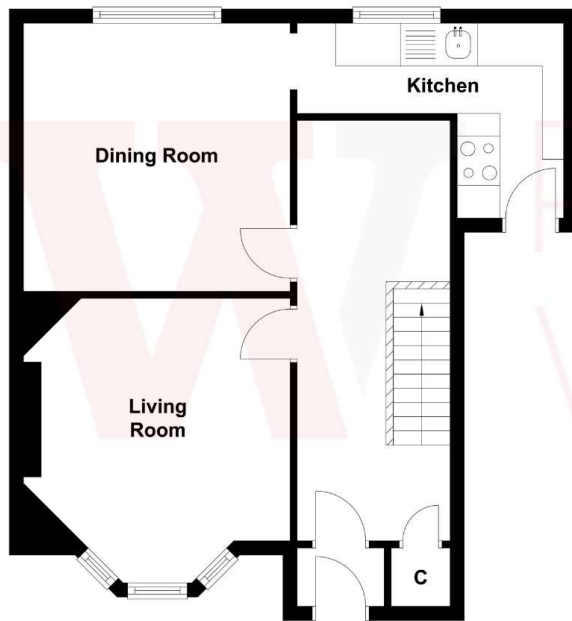
**AML** Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.

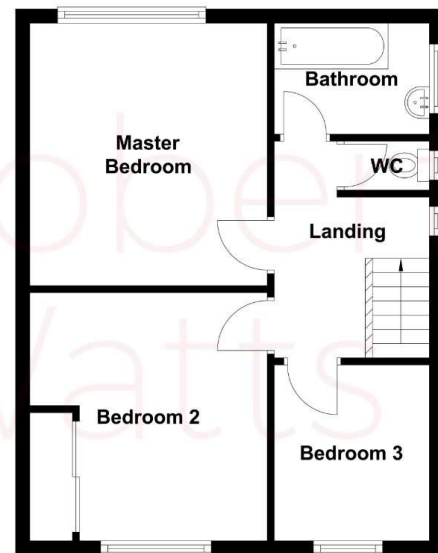




Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		