



## 20 Peveril Mount, Bradford, BD2 3JY

Well presented INNER TOWN HOUSE currently providing THREE BEDROOM (plus useful loft room) Highlights include: MODERN KITCHEN DINER, OFF ROAD PARKING, GARAGE, PLEASANT GARDENS. Forming part of this ever popular locality, between Moorside Road and Leeds Road. Well-placed for travel to both Leeds and Bradford. A DETAILED inspection is essential to fully appreciate. Contact Robert Watts to arrange YOUR VIEWING today.

**£170,000**

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### **COUNCIL TAX Bradford**

Band B

### **TENURE Freehold**

### **ENTRANCE HALL**

### **LIVING ROOM 15'6" x 10'7" (4.72m x 3.23m)**

### **KITCHEN DINER 15' x 10'5" (4.57m x 3.18m)**

Range of modern wall and base units, work tops, sink unit - useful understairs store

### **LANDING**

### **BEDROOM 1 12'5" x 8'9" (3.78m x 2.67m)**

### **BEDROOM 2 11'5" x 8'9" (3.48m x 2.67m)**

### **BEDROOM 3 7'4" x 6' (2.24m x 1.83m)**

Please note limited dimensions of this room - staircase to loft room

### **LOFT ROOM 13'1" x 6'7" (4m x 2m)**

Velux window - eaves store - NB no building regulations

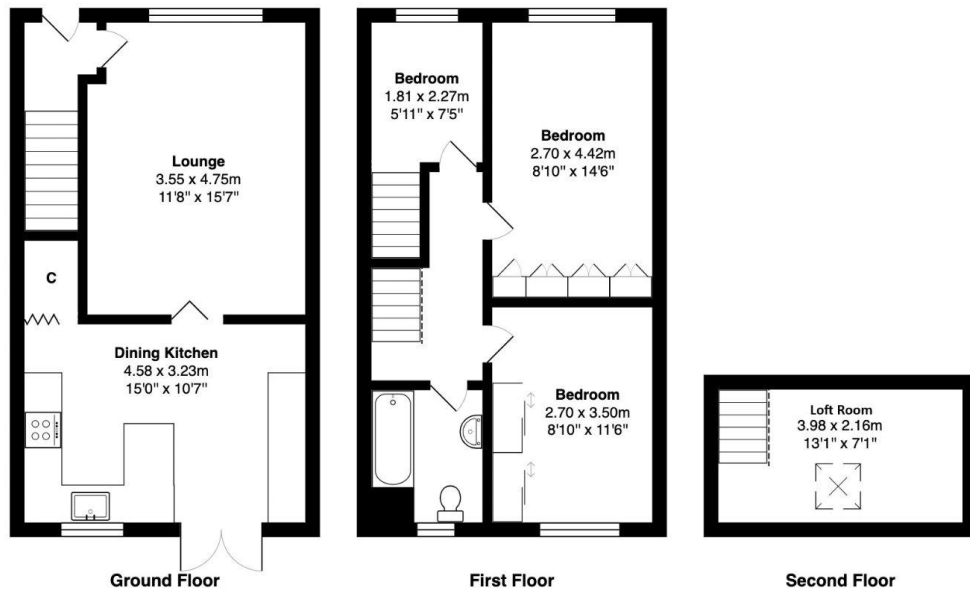
### **BATHROOM Three piece suite**

### **OUTSIDE Off road parking and garden to front, pleasant rear garden - remote garage nearby**

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: 83.1 m<sup>2</sup> ... 894 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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