



42 Averingcliffe Road, Bradford, BD10 9HQ

NO CHAIN – Recently refurbished, so you don't have to!! – NEW KITCHEN with integrated appliances - NEW BATHROOM. Popular style of SEMI-DETACHED forming part of this sought after part of BD10 handy for multiple amenities including Sainsburys and B&M. Here we have a GENEROUSLY SIZED 3 bedroom example which boasts a KITCHEN DINER IN EXCESS OF 18FT!! Of likely appeal to a variety of buyers including FTB and young families. Contact Robert Watts to arrange YOUR VIEWING today.

£165,000

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COUNCIL TAX Bradford

Band A

TENURE Freehold

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.

ENTRANCE HALL Useful understairs store with light!

LIVING ROOM 13'1" x 12'5" (4m x 3.78m)

KITCHEN DINER 18'8" x 9'9" (5.7m x 2.97m)

Recently installed... modern wall and base units, built in oven, hob and extractor, integrated fridge freezer, washing machine included

LANDING Access to loft space

BEDROOM 1 11'4" x 10'3" (3.45m x 3.12m)

BEDROOM 2 12' x 11'1" (3.66m x 3.38m)

BEDROOM 3 8'3" x 8' (2.51m x 2.44m)

Good size third bedroom

BATHROOM Good size bathroom comprising three piece white suite

OUTSIDE Mature gardens front and rear, useful store / out buildings

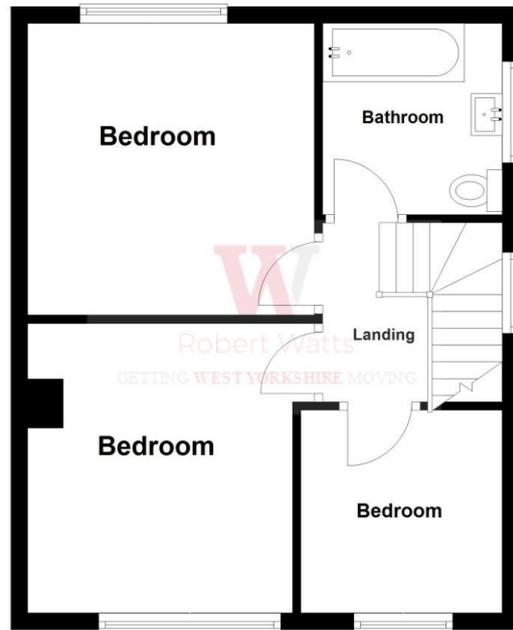
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		
69-80	C		72 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		