



16 Ashbourne Drive, Bradford, BD2 4AQ

Popular style of semi-detached of likely appeal to a variety of buyers including FIRST TIME BUYERS, YOUNG FAMILIES and BUY TO LET. Currently providing TWO BEDROOM accommodation this fine example is further enhanced by: CONSERVATORY, LOFT SPACE, OFF ROAD PARKING and PLEASANT REAR GARDEN. Handy for local schools and offering access to local amenities and the City Centre. Contact Robert Watts to arrange your viewing today.

£150,000

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ENTRANCE HALL

LOUNGE 12'4" (3.76) plus bay x 11'2" (3.4)

CONSERVATORY 12'1" x 7'5" (3.68m x 2.26m)

SIDE PORCH Useful store

KITCHEN 14'4" x 5'9" (4.37m x 1.75m)

Selection of wall and base units, worktops with sink unit, built in oven and hob, plumbed for automatic washer and useful understairs store

BEDROOM ONE 11'4" x 10'7" (3.45m x 3.23m)

With store closet - unused shower room

BEDROOM TWO 10'1" x 8'3" (3.07m x 2.51m)

Stairs to attic

ATTIC Fully boarded and decorated with power and light, Velux window N.B No Building Regs

BATHROOM Three piece white suite with part tiled walls

OUTSIDE Off road parking and pleasant rear garden

TENURE Freehold

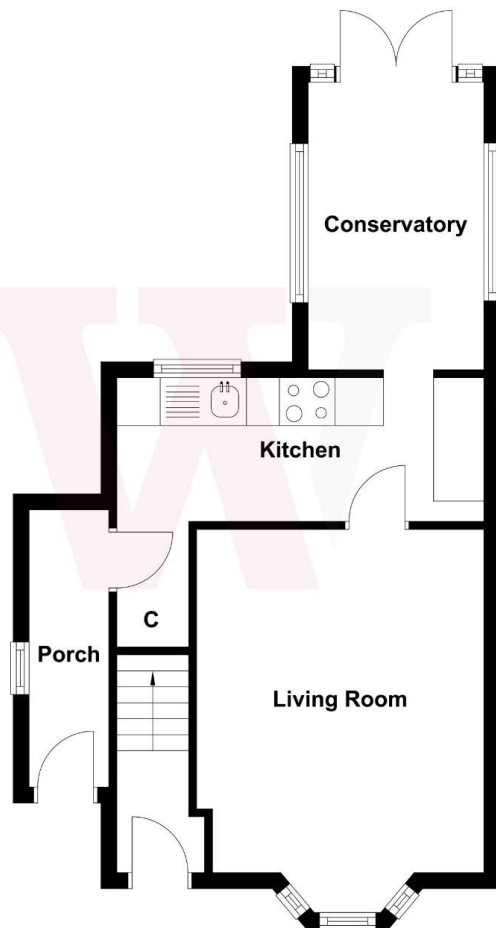
COUNCIL TAX Bradford

Band B

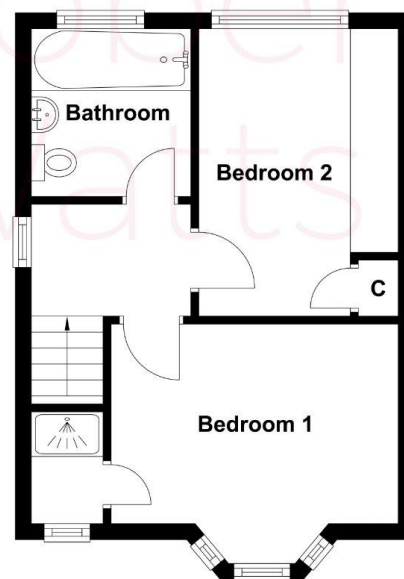
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		