



6 Leamington Drive, Bradford, BD10 9ST

NO CHAIN – Mature semi-detached forming part of this understandably sought after part of BD10 offering easy access to Apperley Bridge, Thackley, Idle and Greengates. Currently providing THREE BEDROOM, TWO RECEPTION ROOM accommodation. In need of some updating, we feel this example will appeal to buyers looking to add their own mark and create a long term family home. Contact Robert Watts to arrange YOUR VIEWING today.

Offers Over £190,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 14'5" x 11'2" max (4.4m x 3.4m max)

DINING ROOM 11'3" (3.43) x 9'6" (2.9) (plus alcoves)

KITCHEN 8'1" x 5'5" (2.46m x 1.65m)

Selection of wall and base units, stainless sink unit. Useful understair store

BEDROOM ONE 12'2" x 10'6" (3.7m x 3.2m)

BEDROOM TWO 11'3" x 10'7" (3.43m x 3.23m)

BEDROOM THREE 7'4" x 6'5" (2.24m x 1.96m)

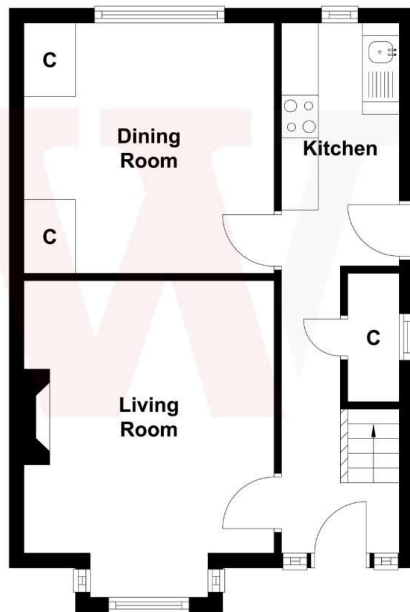
BATHROOM Three piece coloured suite with over bath shower. Access to loft

OUTSIDE Pleasant gardens front and patio area to rear.

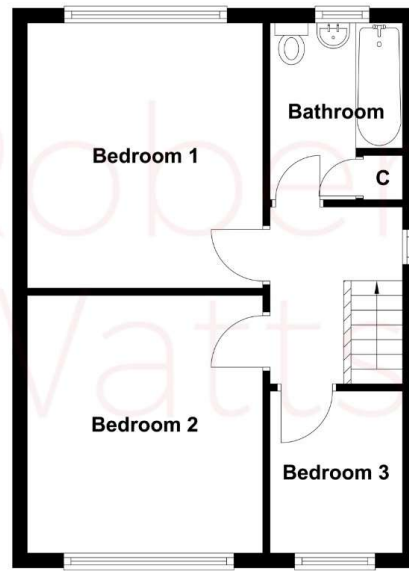
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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

55 D

81 B