



82 Swain House Road, Swain House, Bradford, BD2 1JW

NO CHAIN - Larger than average former local authority semi detached currently providing THREE BEDROOM, TWO RECEPTION ROOM accommodation. Occupying an enviable, broadly triangular plot which we feel offers potential of extension (subject to planning permissions) Forming part of this increasingly popular part of BD2, within walking distance of primary and secondary schools and handy for multiple amenities. Contact Robert Watts to arrange YOUR VIEWING today.

£180,000

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COUNCIL TAX Bradford

Band A

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 14'4" x 11'5" (4.37m x 3.48m)

DINING ROOM 10'6" (3.2) x 9'3" (2.82) both max

Patio doors lead to decking

KITCHEN 14'6" x 7'7" (4.42m x 2.3m)

Selection of wall and base units, work tops, sink unit, plumbed for washing machine - useful store room off

LANDING Access to loft space

BEDROOM 1 11'5" x 11'2" (3.48m x 3.4m)

Fitted bedroom furniture including wardrobes and drawer unit

BEDROOM 2 12'8" x 9'7" (3.86m x 2.92m)

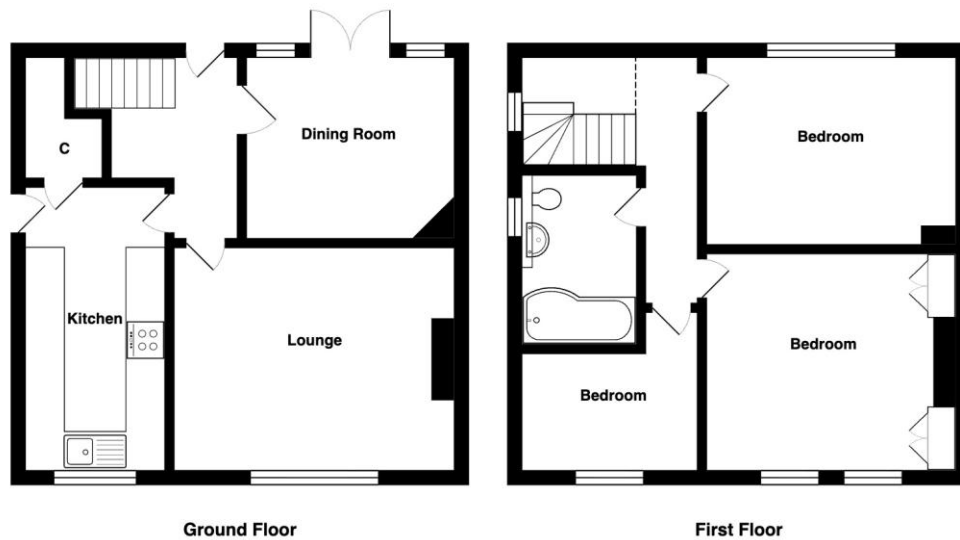
BEDROOM 3 9' x 6' (2.74m x 1.83m)

BATHROOM Three piece suite incorporating "P" shower bath, vanity washbasin / WC

OUTSIDE Drive, mature gardens, the front incorporating timber decking

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: 88.2 m² ... 950 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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