



29 Moser Avenue, Swain House, Bradford, BD2 1JD

Within walking distance of Swain House Primary and Hanson Academy. WELL PRESENTED former Local Authority SEMI-DETACHED. Currently providing THREE BEDROOM accommodation this fine example occupies an enviable CUL-DE-SAC plot and is further enhanced by a CONSERVATORY, OFF ROAD PARKING and GOOD SIZED GARDENS . Forming part of this keenly sought after locality offering access to many local amenities (including Morrisons Enterprise 5) and handy for the train station at Apperley Bridge (approx 2 miles/around 10 mins away). Contact Robert Watts to arrange YOUR viewing today.

Offers Over £180,000

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COUNCIL TAX Bradford

Band A

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 14'8" x 12'9" (4.47m x 3.89m)

Useful understairs store

KITCHEN 14'2" x 7'4" (4.32m x 2.24m)

Modern wall and base units, work tops, breakfast bar, built in oven, hob and extractor, integrated washing machine - guest WC off

CONSERVATORY 9'8" x 8'4" (2.95m x 2.54m)

LANDING

BEDROOM 1 9'8" (2.95) x 9'6" (2.9) plus robes

Built in wardrobes

BEDROOM 2 10'7" x 9'3" (3.23m x 2.82m)

BEDROOM 3 8'4" x 7'5" (2.54m x 2.26m)

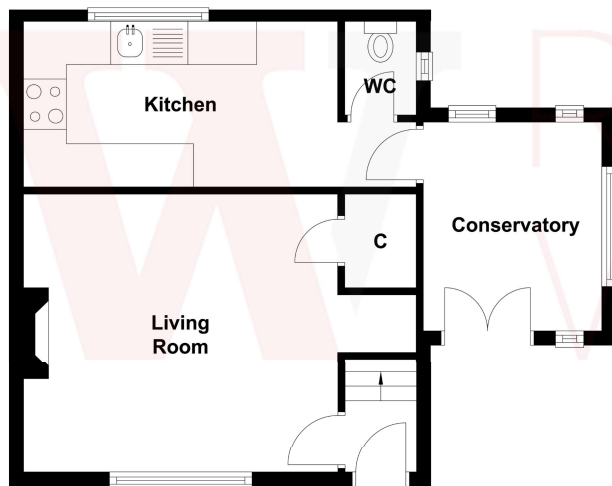
BATHROOM Three piece white suite, fully tiled walls

OUTSIDE Off road parking, pleasant gardens

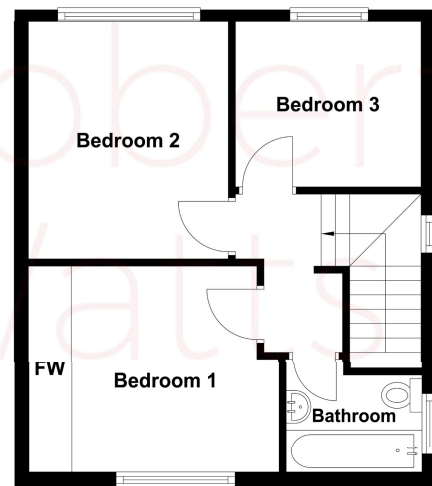
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		