



## 47 Intake Road, Bradford, BD2 3NQ

Spacious DETACHED currently providing FIVE DOUBLE bedroom, TWO BATH / SHOWER ROOM accommodation.... Here we have over 1,600 square feet of versatile accommodation which will appeal to a variety of buyers. Occupying an enviable plot which offers clear potential to extend (subject to planning consents) This fine example is further enhanced by an ample block paved drive and LARGE DOUBLE GARAGE with clear potential to convert (subject to planning consents). A detailed viewing is essential to fully appreciate the accommodation on offer.. contact Robert Watts to arrange YOUR VIEWING today.

**£430,000**

# 47 Intake Road, Bradford, BD2 3NQ

## **COUNCIL TAX Bradford**

Band E

## **TENURE Freehold**

**BUYER INFORMATION** Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

**ENTRANCE HALL** A spacious hall some 21ft in length

## **LIVING ROOM 20'4" x 11'8" (6.2m x 3.56m)**

A great size main reception room

## **KITCHEN 15'4" x 11'3" (4.67m x 3.43m)**

Selection of modern wall and base units, work tops, sink unit, plumbed for washing machine - tiled floor

## **BEDROOM 1 12' x 11'4" (3.66m x 3.45m)**

## **BEDROOM 2 11'3" x 11' (3.43m x 3.35m)**

## **BEDROOM 3 11'2" x 9'9" (3.4m x 2.97m)**

**BATHROOM** 4 piece suite comprising - bath, shower cubicle, wash basin and WC - tiled floor

## **LANDING**

## **BEDROOM 4 22'5" x 11'7" (6.83m x 3.53m)**

With balcony

## **BEDROOM 5 15'7" x 5'9" (4.75m x 1.75m)**

**SHOWER ROOM** Shower cubicle, wash basin, WC , tiled floor and walls

**OUTSIDE** Block paved drive leading to large garage with power and light, lawned garden to front and 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.





Total Area: 151.1 m<sup>2</sup> ... 1627 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

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		

01274 614804 
 highfield@robertwatts.co.uk 
 robertwatts.co.uk  
 Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

RWEstateAgents 
 @robertwatts\_

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