



18 Geraldton Avenue, Bradford, BD2 1EG

Detached TRUE BUNGALOW.... Currently providing TWO BEDROOM accommodation, benefits from significant improvements over the past few years. This fine example is further enhanced by: Conservatory, 25ft lean-to / car port , garage and very pleasant gardens. Of likely appeal to a variety of buyers, especially those looking for a home which is ready to move into! Contact Robert Watts to arrange YOUR viewing today.

£200,000

T 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk

Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

f RWEstateAgents **t** @robertwatts_

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BUYER INFORMATION 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.

COUNCIL TAX Bradford
Band C

TENURE Freehold

ATTACHED LEAN TO / CAR PORT 25'9" (7.85) x 9'1" (2.77) both approx
A multi purpose area providing access to the house and the garage

LIVING ROOM 20'6" x 14'5" (6.25m x 4.4m)
Sliding doors to conservatory

CONSERVATORY 13'1" x 8'9" (4m x 2.67m)

KITCHEN 9'9" x 8' (2.97m x 2.44m)
Selection of wall and base units, work tops, sink unit, built in double oven, separate 5 ring hob and extractor, plumbed for washing machine

INNER HALL Access to loft space, useful store closet

BEDROOM 1 11'7" x 10'2" (3.53m x 3.1m)

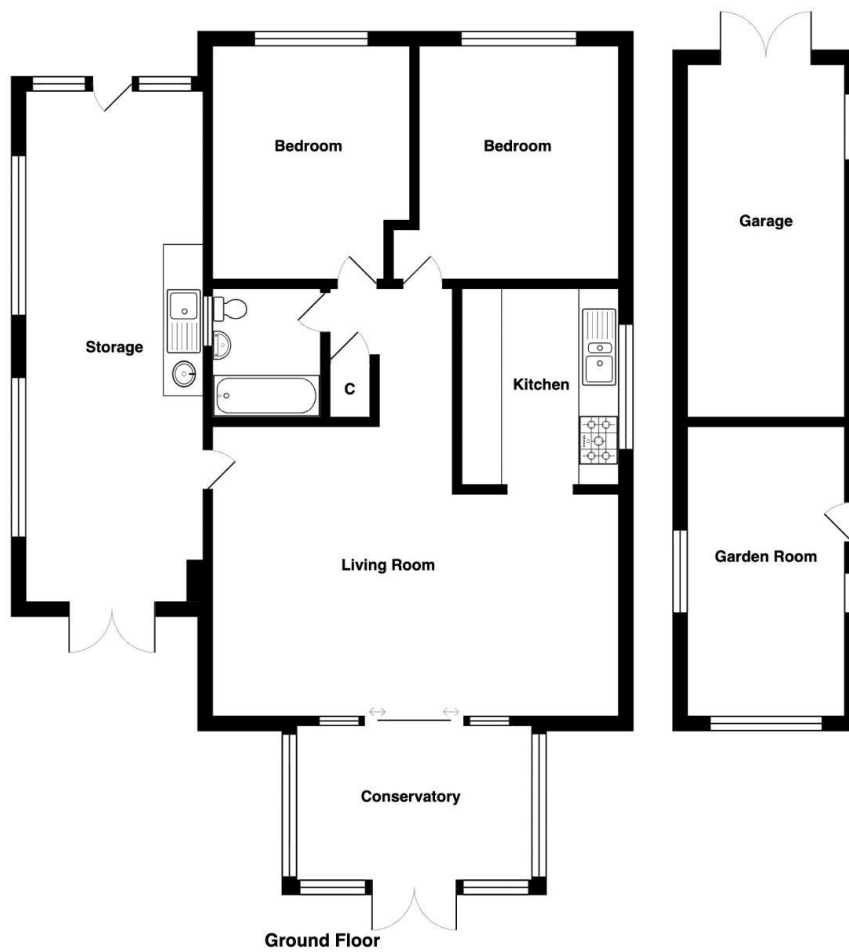
BEDROOM 2 11'6" x 11'4" max (3.5m x 3.45m max)

BATHROOM Three piece white suite over bath shower and screen , tiled walls and tiled floor

OUTSIDE Drive and garden to front, very pleasant garden to rear with ample timber deck terrace, garage (no vehicle access)

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: 121.1 m² ... 1303 ft²
 All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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