



## 25 Northwood Crescent, Bradford, BD10 9HU

Well presented popular style of semi detached forming part of this increasingly popular part of BD10 handy for multiple amenities including Sainsburys, B&M and offering access to the train station at Apperley Bridge. Here we have a **GENEROUSLY SIZED** 3 bedroom, 2 reception example which simply must be viewed to fully appreciate. Of likely appeal to a variety of buyers including FTB and young families. Contact Robert Watts to arrange **YOUR VIEWING** today.

**£170,000**

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# 25 Northwood Crescent, Bradford, BD10 9HU

**ENTRANCE HALL** Useful store closet

**LIVING ROOM** 13'1" x 12'8" (4m x 3.86m)

**DINING ROOM** 10'2" x 9'2" both max (3.1m x 2.8m both max)

**SIDE ENTRANCE** Useful store rooms

**KITCHEN** 10'1" x 9'3" (3.07m x 2.82m)

Selection of wall and base units, work tops, sink unit, built in oven and microwave, separate 5 ring gas hob

**LANDING** Access to loft space, useful store closet

**BEDROOM 1** 11'3" (3.43) max x 8'7" (2.62) plus robes

Fitted wardrobes

**BEDROOM 2** 10'4" (3.15) x 10' (3.05) both max

**BEDROOM 3** 8'4" x 8'4" (2.54m x 2.54m)

**BATHROOM** Three piece modern white suite

**OUTSIDE** Very pleasant split level garden to rear , off road parking to front (restricted access)

**CONSTRUCTION** Please be aware this property is classed as non-standard construction and may require a specialist lender - please discuss with your mortgage broker or contact us for further details.

**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.

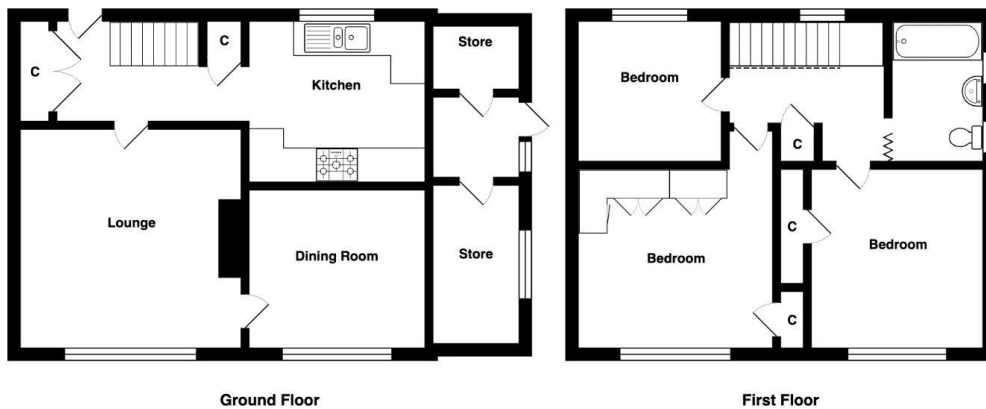
**COUNCIL TAX** Bradford

Band A

**TENURE** Freehold

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: 94.5 m<sup>2</sup> ... 1017 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             | 73 C    | 85 B      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |