



13 Park Hill Close, Bradford, BD8 0DG

Much improved during current ownership.... Three bedroom semi detached occupying an enviable plot which lends itself to extension (subj to PP) Forming part of this ever popular locality, handy for local amenities and the BRI. We feel this fine example will appeal to a variety of buyers including young families as there are multiple schools within a circa 1 mile radius. Contact Robert Watts to arrange YOUR viewing today.

Offers in excess of £200,000

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ENTRANCE HALL Understairs store plumbed for washing machine

LIVING ROOM / DINER 20'9" (6.32) max overall x 12' (3.66) max

Patio doors to rear garden

KITCHEN 8'3" x 7' (2.51m x 2.13m)

Selection of wall and base units, work tops, sink unit, built in oven, hob and extractor - useful downstairs store

LANDING Access to part boarded loft space

BEDROOM 1 11'5" x 10'6" (3.48m x 3.2m)

BEDROOM 2 10'6" x 9' (3.2m x 2.74m)

BEDROOM 3 8'1" (2.46) x 6'9" (2.06) both max excl stair head

SHOWER ROOM Shower cubicle, vanity wash basin, WC

OUTSIDE Good size rear garden, garden to front, drive

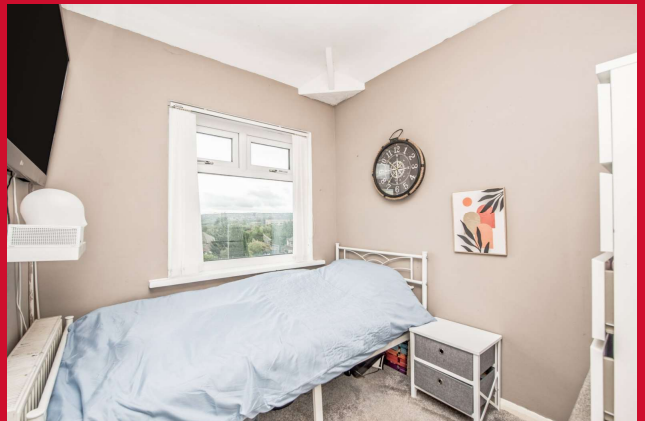
BUYER INFORMATION Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

TENURE Freehold

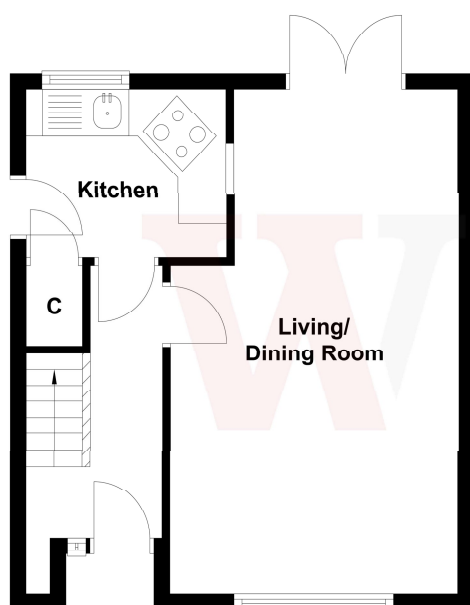
COUNCIL TAX Bradford

Band C

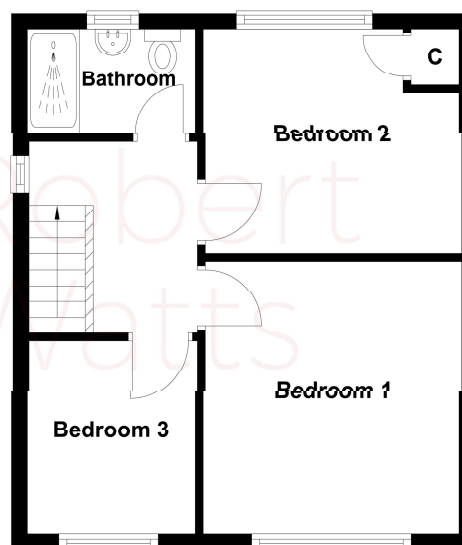
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		