



109 Peel Park View, Bradford, BD3 0JY

NO CHAIN – Detached true bungalow currently providing FIVE BEDROOM accommodation. In need of some improvements, which offers new owners a real opportunity to add their own mark. Within close proximity of Peel Park and offering access to local amenities and schools. Contact Robert Watts to arrange YOUR VIEWING today.

£175,000

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COUNCIL TAX Bradford

Band D

TENURE Freehold

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.

ENTRANCE HALL Guest WC off , access to loft space

LIVING ROOM 16'5" x 12' (5m x 3.66m)

KITCHEN 10'4" x 8'8" (3.15m x 2.64m)

Selection of wall and base units, work tops, sink unit, open to dining area

DINING AREA 11'7" x 7'9" (3.53m x 2.36m)

CORRIDOR Additional WC and useful store room

BEDROOM 1 15' x 9'3" (4.57m x 2.82m)

BEDROOM 2 11' (3.35) plus robes x 10'4" (3.15)

Built in wardrobes

BEDROOM 3 10'3" x 7'3" (3.12m x 2.2m)

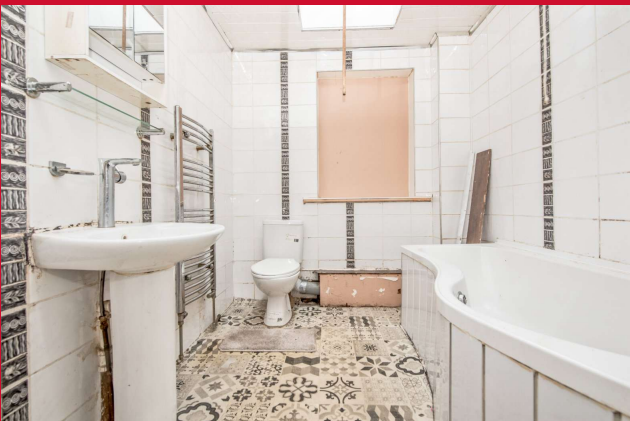
BEDROOM 4 9' x 8' (2.74m x 2.44m)

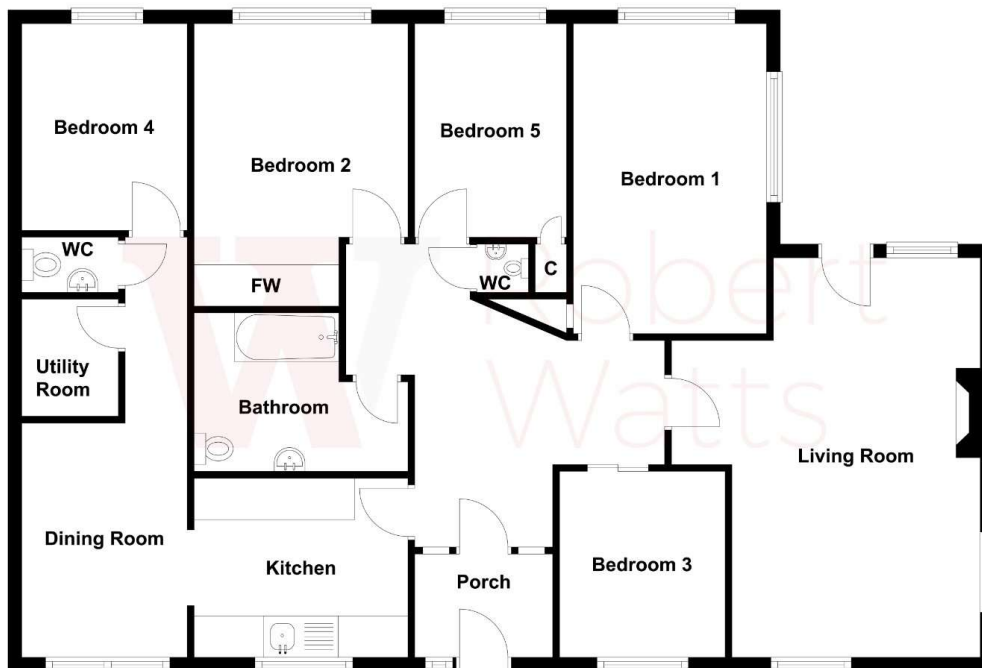
BEDROOM 5 9'8" x 7'9" (2.95m x 2.36m)

BATHROOM Three piece white suite

OUTSIDE Low maintenance area to front, garden to 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		