



2 Kingsdale Avenue, Bradford, BD2 4DE

NO CHAIN – enviable CORNER PLOT.... Family sized semi-detached in need of updating throughout... currently providing THREE BEDROOM, TWO RECEPTION ROOM accommodation. Potential to extend (subject to any necessary consents) Forming part of this ever popular part of BD2, handy for schools, amenities and for access to the City Centre and Ring Road. Contact Robert Watts to arrange YOUR viewing today.

Offers Over £160,000

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COUNCIL TAX Bradford

Band C

TENURE To be confirmed... this property is unregistered and we have not seen the deeds therefore we can't confirm tenure, this information should be verified by your Solicitor.

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

LIVING ROOM 15'9" x 11'6" (4.8m x 3.5m)

Sliding doors to dining room

DINING ROOM 11'1" x 10'7" (3.38m x 3.23m)

KITCHEN 8'5" x 6'6" (2.57m x 1.98m)

Selection of wall and base units, work tops, sink unit, plumbed for washing machine

LANDING

BEDROOM 1 14'6" (4.42) max x 9'4" (2.84) plus robes

Fitted wardrobes

BEDROOM 2 11'1" x 10'9" (3.38m x 3.28m)

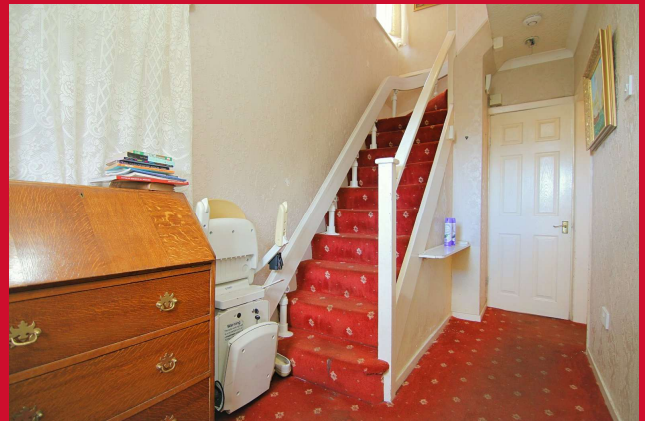
BEDROOM 3 7'9" x 7' (2.36m x 2.13m)

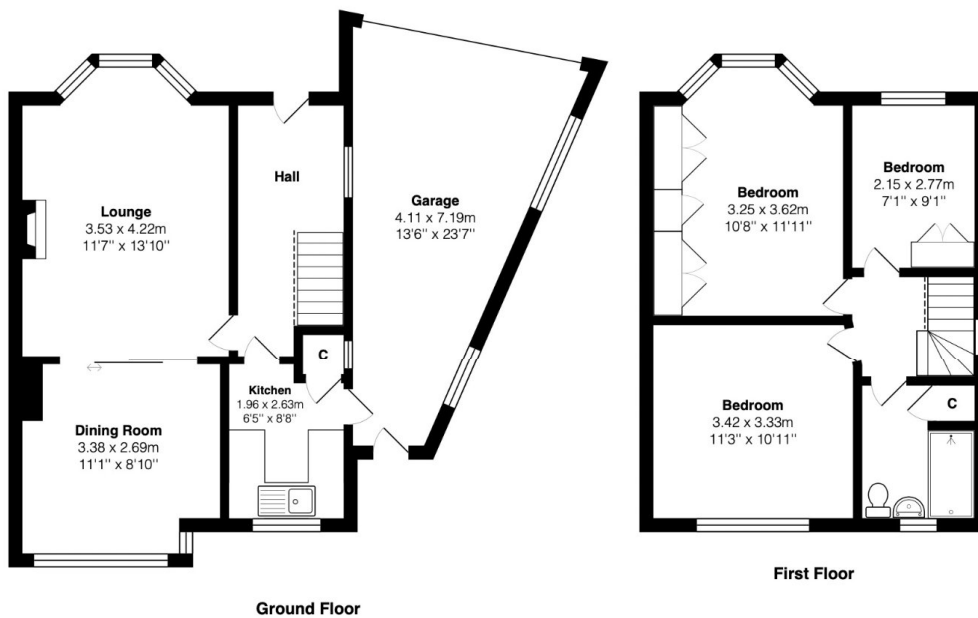
Access to loft space

SHOWER ROOM Shower cubicle, wash basin and WC

OUTSIDE Drive to good sized attached garage with roller door, pleasant gardens 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: 100.9 m² ... 1086 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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