



96 Rowantree Drive, Thorpe Edge, Bradford, BD10 8DH

Well presented former local authority semi-detached currently providing THREE BEDROOM family sized accommodation, this fine example is further enhanced by: low maintenance front garden and a good size rear garden. Of likely appeal to a variety of buyers including FTB, young families and BTL landlords. Within walking distance of Enterprise 5 shopping complex which includes Morrisons, The Range, Costa and McDonald's. Contact Robert Watts to arrange YOUR VIEWING today.

Asking Price £160,000

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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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

ENTRANCE HALL

LIVING ROOM 14'6" (4.42) x 12' (3.66) plus recess

KITCHEN 14'7" x 8'6" (4.45m x 2.6m)

Selection of wall and base units, work tops, sink unit

REAR HALL Plumbed for washing machine

LANDING Access to loft space

BEDROOM 1 13' x 8'9" (3.96m x 2.67m)

Useful store closet

BEDROOM 2 10'8" x 9'9" (3.25m x 2.97m)

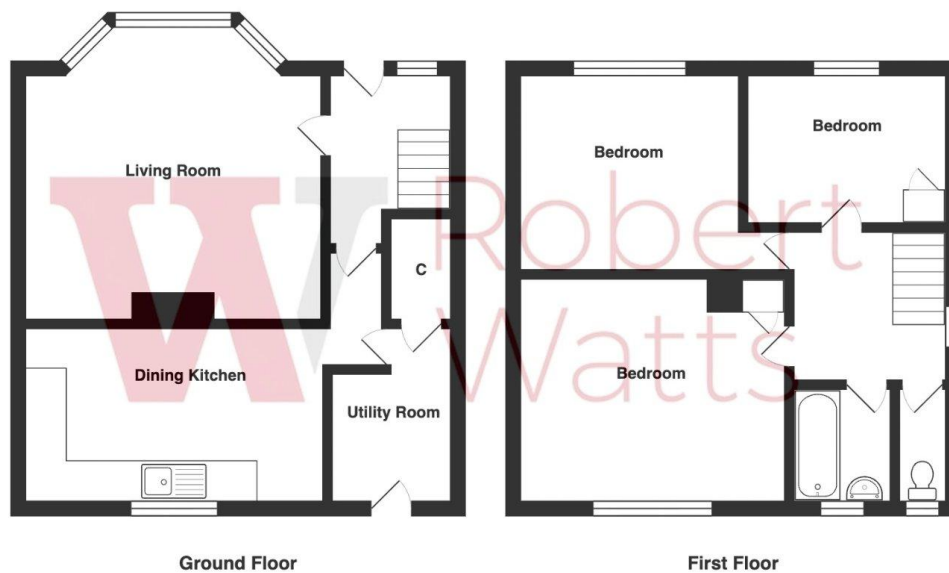
BEDROOM 3 9'9" (2.97) x 7'2" (2.18) both max

BATHROOM Two piece suite, over bath shower - separate WC

OUTSIDE Pleasant low maintenance garden to front, good size rear garden

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: 84.4 m² ... 909 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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