



2 Ashbourne Oval, Bradford, BD2 4DH

NO CHAIN – enviable CORNER PLOT.... Family sized semi-detached currently providing THREE BEDROOM accommodation. This fine example is a little different to the norm for this area, which adds to the appeal, as does the well-proportioned rooms, pleasant gardens, garage and 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 £180,000

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ENTRANCE PORCH

HALLWAY Guest WC off

LIVING ROOM 15'4" x 10'9" (4.67m x 3.28m)

KITCHEN DINER 15'6" (4.72) x 12'3" (3.73) both approx as irregular shape

Selection of wall and base units, work tops, sink unit, built in oven, hob and extractor, plumbed for washing machine

LANDING Access to loft space, useful store closet

BEDROOM 1 15'7" x 11'1" (4.75m x 3.38m)

BEDROOM 2 12'8" (3.86) x 8' (2.44) both approx as irregular shape

BEDROOM 3 7'6" x 7'2" (2.29m x 2.18m)

BATHROOM Three piece suite, over bath shower, part tiled walls

OUTSIDE Drive to garage, pleasant gardens front and rear

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.

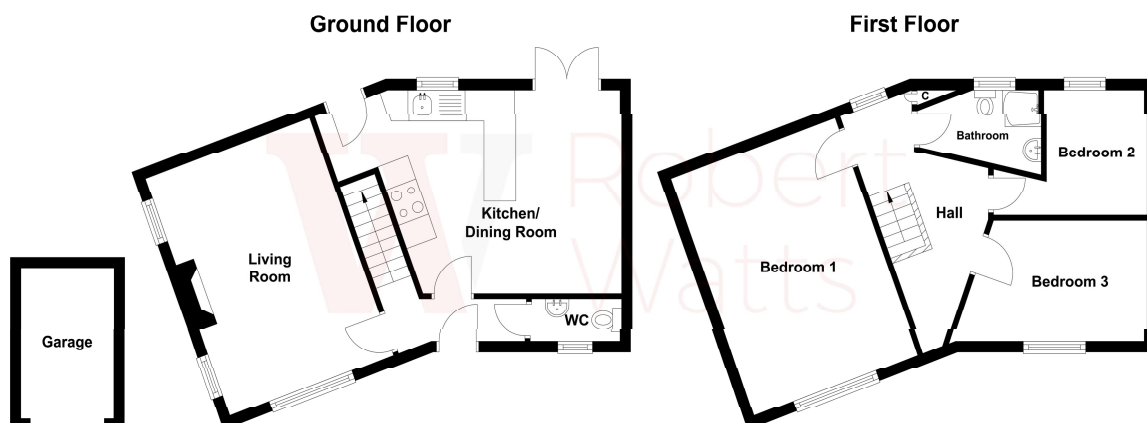
COUNCIL TAX Bradford

Band C

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.





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