



## 1 Ashbourne Gardens, Bradford, BD2 4AE

Modern semi-detached.... Do not let the exterior fool you! built around 17 years ago....offers well-proportioned FOUR BEDROOM family sized accommodation arranged over THREE LEVELS totalling circa 1,600 square feet! This fine example is further enhanced by a 20ft kitchen diner, Jack and Jill en-suite to the first floor bedrooms along with a drive for up-to two cars and a very pleasant rear garden. Forming part of this ever popular part of BD2, handy for schools, shops and the ring road. Contact Robert Watts to arrange YOUR viewing today.

**£250,000**

# 1 Ashbourne Gardens, Bradford, BD2 4AE

## GROUND FLOOR

**ENTRANCE HALL** Guest WC off

**LIVING ROOM** 16' x 12'9" (4.88m x 3.89m)

**KITCHEN DINER** 20' x 10'1" (6.1m x 3.07m)

Selection of wall and base units, work tops, sink unit, built in oven, hob and extractor, plumbed for dishwasher - patio doors to Juliette balcony

## LOWER GROUND FLOOR

**BEDROOM 1** 16'8" x 9'8" (5.08m x 2.95m)

**BEDROOM 2** 10' x 9'6" (3.05m x 2.9m)

**BATHROOM** 12'9" x 9'5" (3.89m x 2.87m)

Good size bathroom comprising bath, shower cubicle, wash basin and WC

**UTILITY ROOM** Useful utility room housing Worcester bosch boiler, with plumbing and space for both washing machine and tumble dryer, together with additional space for storage cabinets.

## FIRST FLOOR

**BEDROOM 3** 19'11" (6.07) x 13@ both max overall

Please note sloping ceiling in this room resulting in limited headroom

**BEDROOM 4** 19'11" (6.07) x 10'1" (3.07) both max overall

Please note sloping ceiling in this room resulting in limited headroom

**OUTSIDE** Large private driveway providing parking for multiple vehicles, comfortably accommodating two cars with additional space for a third vehicle if required. Recently installed EV charging point. Pleasant rear garden incorporating lawn and paved areas.

**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.

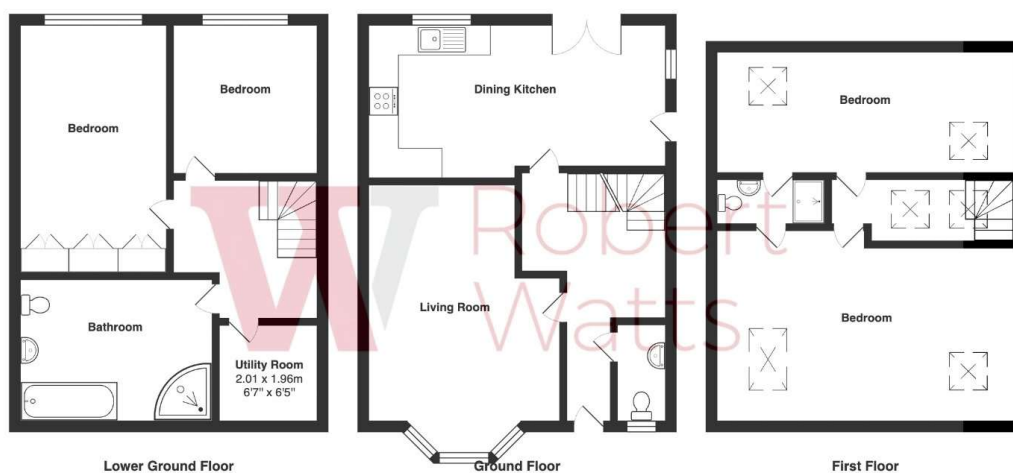
**COUNCIL TAX** Bradford

Band D

**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.





Total Area: 147.6 m<sup>2</sup> ... 1588 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 80 C    | 87 B      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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