



## 17 Ashbourne Drive, Bradford, BD2 4AG

ATTENTION LANDLORDS - to be sold with tenant in-situ... Here we have a 2 BEDROOM semi detached occupied by a long term tenant (18 years) currently paying £550 PCM. We feel this investment opportunity will appeal to both seasoned landlords or those looking to start with their first! Forming part of this ever popular part of BD2 handy for schools, amenities, the City Centre and the ring road.

Contact Robert Watts to arrange YOUR VIEWING today.

**£140,000**

**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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**RELATED DISCLOSURE** The vendor of this property is a relative of an employee of Robert Watts Estate Agents.

**COUNCIL TAX Bradford**

Band B

**TENURE** Freehold

**ENTRANCE HALL**

**LOUNGE 12' x 11'8" (3.66m x 3.56m)**

**KITCHEN 14'9" x 5'7" (4.5m x 1.7m)**

Selection of wall and base units, stainless steel sink unit and under stairs store

**CONSERVATORY 9'8" x 10'4" (2.95m x 3.15m)**

**BEDROOM ONE 11'2" x 9'3" (3.4m x 2.82m)**

**BEDROOM TWO 12'1" x 7' (3.68m x 2.13m)**

**BATHROOM** Two piece white suite with shower over bath and fully tiled walls

**SEPARATE W.C** Fully tiled walls

**OUTSIDE** Off road parking with pleasant rear garden

**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.

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: 59.9 m<sup>2</sup> ... 645 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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