



## 81 Mandale Road, Bradford, BD6 3JS

**\*\* SWIFT MOVE SALE - QUICKER COMPLETION: ASK FOR FURTHER INFORMATION \*\* OFFERED WITH NO CHAIN \*\* IN NEED OF FULL REFURBISHMENT \*\*** Situated within this popular residential location where properties are continuing to sell well is this SEMI DETACHED which is an ideal property for those looking to 'make their own mark' and vast potential for extension (subject to permissions). Briefly comprising: Entrance porch, lounge, dining kitchen PLUS LARGE LEAN TO that leads through to the workshop and garage. THREE FIRST FLOOR BEDROOMS and bathroom. Externally the front provides plenty of off road parking and enclosed mature gardens to the rear with paved seating area. Ideal for many of the local amenities, schools, and transport links. **BOOK YOUR VIEWING TODAY**

**£140,000**

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**SWIFT MOVE INFORMATION** This property benefits from a Swift Move legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to sign an agreement to pay £420 inc vat for the pack on completion before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

## **ENTRANCE PORCH**

### **ENTRANCE HALL**

Stairs to first floor

### **LOUNGE 12'4" x 12' (3.76m x 3.66m)**

Feature fireplace

### **DINING KITCHEN 15'4" x 9'9" (4.67m x 2.97m)**

Selection of wall and base units, worktops, sink and drainer. Cooker point and plumbing for washer

### **LEAN TO 11'5" x 9'10" (3.48m x 3m)**

Fully decorated with power and light. Radiator

## **FIRST FLOOR**

### **BEDROOM ONE 12'2" x 9'4" (3.7m x 2.84m)**

Wardrobes to alcoves

### **BEDROOM TWO 10'1" x 9'6" (3.07m x 2.9m)**

### **BEDROOM THREE 8'2" x 5'7" (2.5m x 1.7m)**

## **BATHROOM**

Coloured three piece suite with shower over

## **WORKSHOP/GARAGE**

38ft through area with power and light. Access through to greenhouse

## **OUTSIDE**

Driveway leading to garage and workshop with additional off road parking area to the front. Enclosed gardens to the rear with patio. Mature gardens with lawn and shed

## **BUILDING REGULATIONS**

N.B We advise all interested parties to clarify the position regarding building regulations and any relevant planning permissions with their legal representative prior to proceeding.

## **FURTHER INFORMATION**

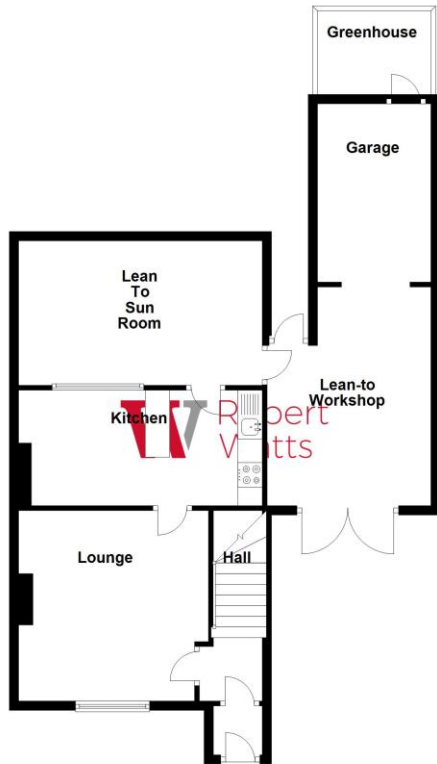
Council Tax - Band B

Tenure - Freehold

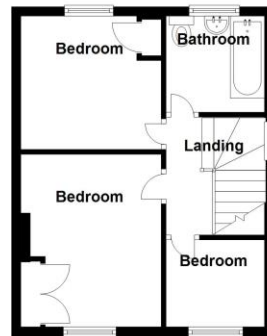
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



Ground Floor



First Floor



Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.  
Plan produced using PlanUp.

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