



## 80 Hawes Road, Bradford, BD5 9AU

Spacious Family Gardens to the Rear – A Must-See Property! We highly recommend early viewing of this delightful semi-detached home, ideally suited for first-time buyers or young families. The property briefly comprises: Welcoming entrance hall, generously sized lounge, spacious dining kitchen, THREE BEDROOMS, Family bathroom with a separate WC. Further benefits include gas central heating, double glazing, and a driveway providing ample parking, leading to a large hard-standing area. The expansive rear garden offers fantastic outdoor space for families, gardening enthusiasts, or those considering future extensions (subject to planning permission). The garden is well-maintained, adding to the property's overall appeal.

£165,000

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### ENTRANCE HALL

#### LOUNGE 16'6" x 10' (5.03m x 3.05m)

Dual aspect windows allowing plenty of natural light

#### DINING KITCHEN 11'8" x 8'7" (3.56m x 2.62m)

Fitted kitchen with a selection of wall and base units, worktops, sink and drainer, plumbing for washer, free standing oven and extractor. Understair store cupboard and large walk in store with power and light

### FIRST FLOOR

Landing area with window

#### BEDROOM ONE 15'6" x 10' (4.72m x 3.05m)

Good size bedroom with fitted bedroom furniture and built in storage.

#### BEDROOM TWO 9'7" x 9'6" (2.92m x 2.9m)

Built in wardrobe

#### BEDROOM THREE 8'9" max x 5'6" (2.67m max x 1.68m)

### BATHROOM

Modern suite with shower over bath and screen, separate w/c

### OUTSIDE

Sat on a good size plot with gardens to the front, driveway to the side leading onto a large hard standing area. Additional gardens to the rear. A great space for family entertainment and ideal extension opportunity.

**BUYER DISCLAIMER** 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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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