



53 Cloverville Approach, Bradford, West Yorkshire, BD6 1ET

* OFFERED WITH NO CHAIN * FANTASTIC FIRST TIME PURCHASE OR FOR THOSE LOOKING TO
DOWNSIZE ** QUASI STYLE SEMI DETACHED **

Affordable home offers TWO BEDROOMS, breakfast kitchen, lounge and family bathroom. Benefitting further from being sat on a good size plot with gardens to side and rear plus parking, GCH and DG. Situated within this popular residential cul de sac location just of Netherlands Avenue, BD6 which is well placed for many amenities and commute. BOOK YOUR VIEWING TODAY

£130,000

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ENTRANCE PORCH

LIVING ROOM 13'11" x 10' max (4.24m x 3.05m max)

Wall mounted electric fire and open stairs to the first floor

KITCHEN 13'11" x 6' max (4.24m x 1.83m max)

Fitted kitchen with wall and base units, worktops, sink and drainer, plumbing for washer, free standing cooker and extractor

FIRST FLOOR

Landing area

BEDROOM 11' x 8' (3.35m x 2.44m)

BEDROOM 9' x 5' (2.74m x 1.52m)

Overhead storage

BATHROOM 8' x 4'10" (2.44m x 1.47m)

Coloured three piece suite

OUTSIDE

Gardens and parking

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.

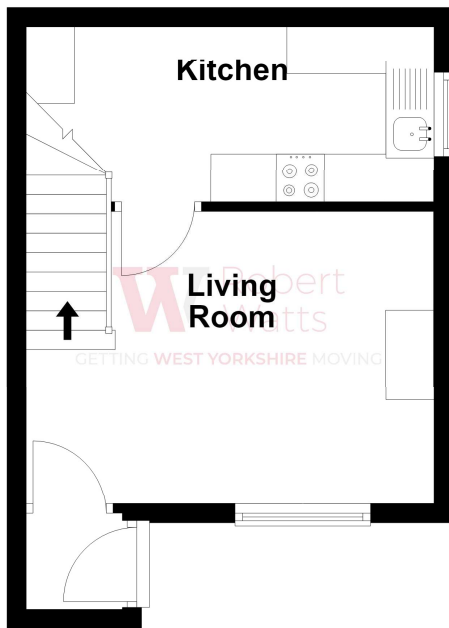
PROBATE DISCLAIMER

The property is being sold via probate therefore some information may be limited.

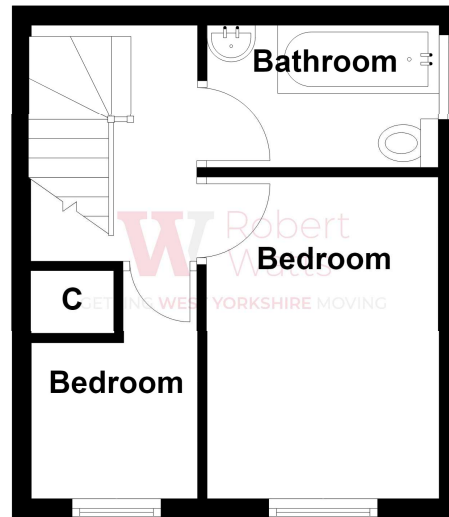
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



53 Cloverville Approach

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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