



## 6 Hawes Terrace, Bankfoot, Bradford, BD5 9AZ

**\*\* OFFERED WITH NO CHAIN \*\* END TERRACED BUNGALOW \*\*** Viewing is strongly advised for this popular style of bungalow. Situated within the Bankfoot area which is ideal for commute and many amenities. In need of some cosmetic updating the property briefly comprises: entrance hallway with walk in store, lounge, dining room, kitchen and CONSERVATORY. Two bedrooms and MODERN BATHROOM. Large loft area with Velux window. Externally, are gardens to the front, shared drive leading to hard standing parking area and gardens to the rear with permanent outbuilding.

BOOK YOUR VIEWING TODAY

**£140,000**

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## **ENTRANCE HALLWAY**

With loft access

## **LOUNGE 11'5" x 12'11" (3.48m x 3.94m)**

Bay window and opening through to the dining room

## **DINING ROOM 11'5" x 12'9" (3.48m x 3.89m)**

Built in cupboard to alcove. Patio door to conservatory

## **KITCHEN 6' x 11'5" (1.83m x 3.48m)**

Fitted kitchen with wall and base units, sink and drainer. Plumbing for washer and cooker point

## **CONSERVATORY 7'11" x 11'5" (2.41m x 3.48m)**

## **BEDROOM ONE 11'6" x 10'2" (3.5m x 3.1m)**

Fitted wardrobes

## **BEDROOM TWO 10'9" x 8'2" (3.28m x 2.5m)**

Fitted wardrobes

## **BATHROOM**

Recently installed bathroom suite with shower over bath and screen, sink and W.C

## **OUTSIDE**

Low maintenance gardens to front and rear. Shared driveway leading to off street parking

## **BUYER DISCLAIMER**

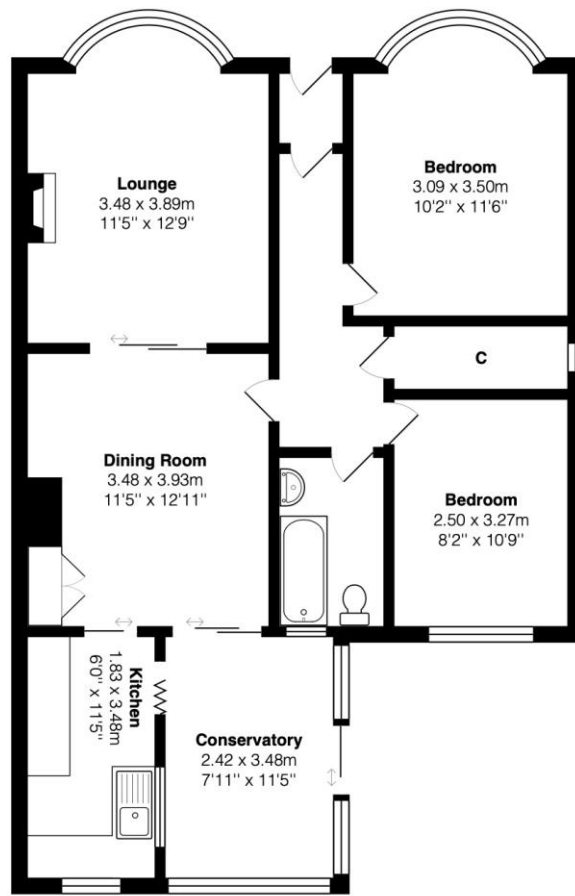
Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

## **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

Total Area: 80.4 m<sup>2</sup> ... 866 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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