



7 Ashfield, Tong Street, Bradford, West Yorkshire, BD4 9RL

GUIDE PRICE £195,000-£200,000.

4 BEDROOMS: Impressive and substantial End Terrace that has to be viewed to fully appreciate. The house has been subject to an extensive meticulous renovation and improvements in recent years to create a superior family home. With accommodation over 3 floors, plus huge potential to do a full basement conversion as there are 2 rooms to the lower ground floor.

To the outside there is a lovely garden, ample parking and garage. NOT TO BE MISSED.

Guide Price £195,000 - £200,000



01274 689589



birkenshaw@robertwatts.co.uk



robertwatts.co.uk

Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE



RWEstateAgents



@robertwatts_

arla | propertymark naea | propertymark

7 Ashfield, Tong Street, Bradford, West Yorkshire, BD4 9RL

GROUND FLOOR

HALLWAY

LOUNGE 13' (3.96) x 9' (2.74) + Chimney breast

Attractive feature decorative fireplace.

KITCHEN DINER 14' x 13' (4.27m x 3.96m)

Suberb fitted kitchen, range of base and wall units, sink unit and worktops. 2 built in ovens and a 5 ring hob.

LOWER GROUND FLOOR

BASEMENT CELLAR 2 good sized rooms +storage room. Offers a vast space and great potential to do full basement conversion to create further living rooms/accommodation (subject to the relevant consents).

UTILITY ROOM 15' x 14' (4.57m x 4.27m)

BASEMENT ROOM 2 12' x 10' (3.66m x 3.05m)

1ST FLOOR

BEDROOM 1 14'11" x 10' (4.55m x 3.05m)

Built in wardrobe currently used as a office space.

BEDROOM 2 11' x 9' (3.35m x 2.74m)

Walk in wardrobe

TOP FLOOR Useful office/workstation space. Window to the gable wall

TOP FLOOR BEDROOM 3 13' x 9' (3.96m x 2.74m)

Velux roof light. Built in wardrobe

TOP FLOOR BEDROOM 4 13' x 7' (3.96m x 2.13m)

Window to the gable wall.

BATHROOM White bathroom suite. Fitted shower over the bath. Part tiled walls. LED lighting. Feature period style radiator.

OUTSIDE Driveway and parking to the side leading to garage. Lovely rear garden plus low maintenance garden (Right of access)

AML 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		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		