



14 Raymond Drive, Off Mayo Avenue, Bradford, BD5 8HS

**** CUL DE SAC LOCATION ** LOTS OF SCOPE ** WELL PLACED FOR COMMUTE ****

Viewing is strongly advised for this well presented INNER TOWN HOUSE which we feel will appeal to a variety of buyers including young families. Briefly comprising: entrance hall, lounge and dining kitchen. THREE BEDROOMS and house bathroom. Externally, are pleasant gardens to the front and rear plus off road parking. Ideal for many amenities and on the doorstep for motorway connections M606/M62.

£150,000

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ENTRANCE HALL

Stairs to first floor

LOUNGE 14' x 12' (4.27m x 3.66m)

Electric fire inset into chimney breast

DINING KITCHEN 13' x 9' (3.96m x 2.74m)

Good size dining kitchen with a range of wall and base units, worktops with sink and drainer. Freestanding cooker and plumbing for washer. Built in cupboard to alcove and pantry

FIRST FLOOR

BEDROOM ONE 15'1" max x 9'10" (4.6m max x 3m)

BEDROOM TWO 10' (3.05) x 10' (3.05) plus robes

Wall to wall fitted wardrobes

BEDROOM THREE 5'8" (1.73) x 6' (1.83) plus recess

Cupboard over stairs

BATHROOM

Three piece suite with shower over bath, sink and W.C

OUTSIDE

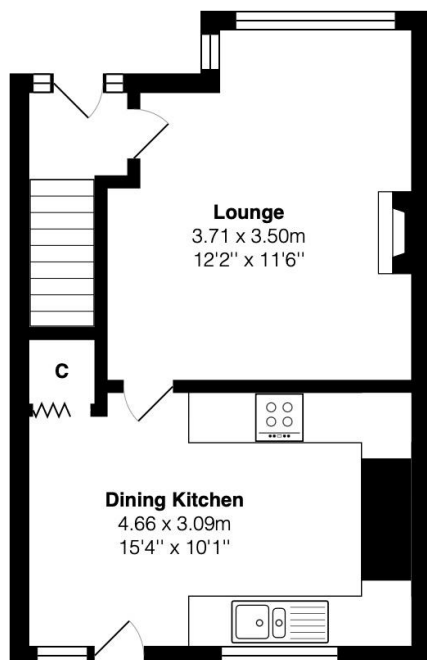
The property benefits from long gardens to both front and rear. To the front there is gated access leading to off road parking and pleasant patio seating area. To the rear the gardens are well maintained with bedding borders, lawn and patio

BUYER DISCLAIMER

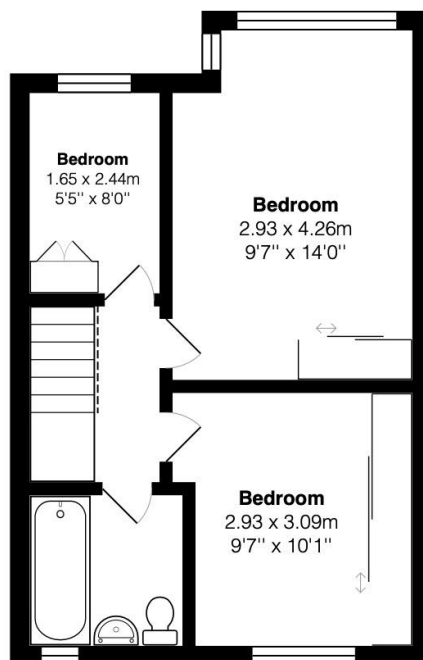
Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.





Ground Floor



First Floor

Total Area: 66.6 m² ... 716 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		