Robert Watts

GETTING WEST YORKSHIRE MOVING



18 Ennerdale Road, Bradford, BD2 4JE

Bungalow occupying an enviable CORNER PLOT… Currently providing THREE BEDROOM, TWO RECEPTION ROOM accommodation. Forming part of this ever popular part of BD2 offering access to local amenities, schools and the City Centre. This fine example is further enhanced by: DRIVE for up-to THREE CARS, EV charge point, lawn to front and low maintenance rear garden, clear potential for extension (subject to planning permissions) Contact Robert Watts to arrange YOUR viewing today.

Offers Over £240,000

01274 614804 highfield@robertwatts.co.uk robertwatts.co.uk
Highfield Office: 21 Highfield Road, Bradford, BD2 2AU
RWEstateAgents @robertwatts_

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ENTRANCE HALLWAY

LIVING ROOM 13'7" (4.14) x 10'5" (3.18) both max

DINING ROOM 11'9" x 9'9" (3.58m x 2.97m)

KITCHEN 11'9" x 10'5" (3.58m x 3.18m)
Selection of wall and base units, work tops, sink unit, built in oven, separate hob and extractor

BEDROOM 1 11'6" x 10' (3.5m x 3.05m)

BEDROOM 2 11'7" x 9'8" (3.53m x 2.95m)

BEDROOM 3 8'2" x 7' (2.5m x 2.13m)

SHOWER ROOM Shower cubicle, wash basin and WC - tiled floor and walls

OUTSIDE Drive for up-to 3 cars, EV charge point, lawn to front, low maintenance enclosed rear garden

BUYER INFORMATION 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.

COUNCIL TAX Bradford
Band C

TENURE Freehold

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.















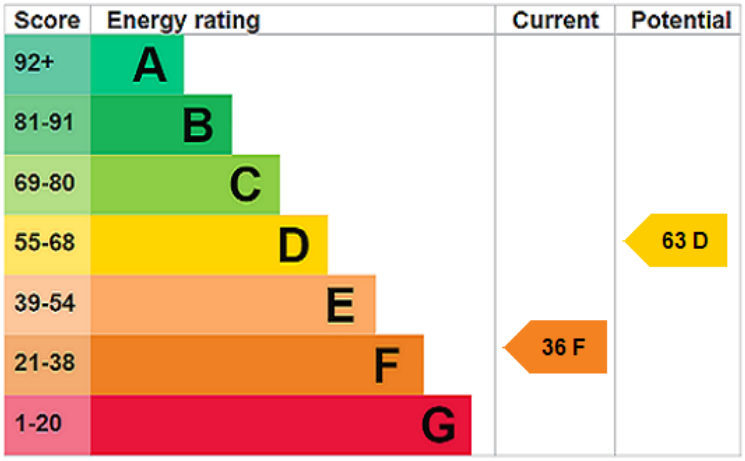




Ground Floor

Total Area: 82.0 m² ... 883 ft²

All measurements are approximate and for display purposes only



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