Robert Watts

GETTING WEST YORKSHIRE MOVING



45 Prince's Crescent, Bradford, West Yorkshire, BD2 1ED

NO CHAIN – Semi-detached currently providing THREE BEDROOM accommodation which is further enhanced by a lower ground floor area incorporating a utility room and additional multi-purpose room. The kitchen diner and modern shower room further adds to the appeal here as does the larger than average garage (with power and light) and good size mature rear garden. Easy access to both the ring road and the City Centre. Contact Robert Watts to arrange YOUR viewing today.

£185,000

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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. Please note this is not refundable.

COUNCIL TAX Bradford
Band C

TENURE To be advised - this property is unregistered and we have not seen sight of the deeds therefore we are unable to confirm tenure. This information should be verified by your Solicitor.

LOWER GROUND FLOOR

UTILITY ROOM Plumbed for washing machine

MULTI-PURPOSE ROOM 14'1" (4.3) x 11'6" (3.5) limited headroom
With door to rear garden, a great multi-purpose room

GROUND FLOOR

ENTRANCE HALL Practical entrance hall

LIVING ROOM 15'8" x 12'5" max (4.78m x 3.78m max)

KITCHEN DINER 15'9" max x 10'2" max (4.8m max x 3.1m max)
Selection of wall and base units, work tops, sink unit. Built in double oven, separate gas hob

FIRST FLOOR

LANDING Built in mirror door wardrobes

BEDROOM 1 10'4" (3.15) x 8'3" (2.51) plus robes
Ample built in wardrobes

BEDROOM 2 10' x 9'8" (3.05m x 2.95m)
Built in mirror door wardrobes

BEDROOM 3 6'7" x 5'6" (2m x 1.68m)

SHOWER ROOM Modern suite comprising shower cubicle, wash basin and WC

OUTSIDE Drive to larger than average garage with power and light, good size mature rear garden with lawn and patio area

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.







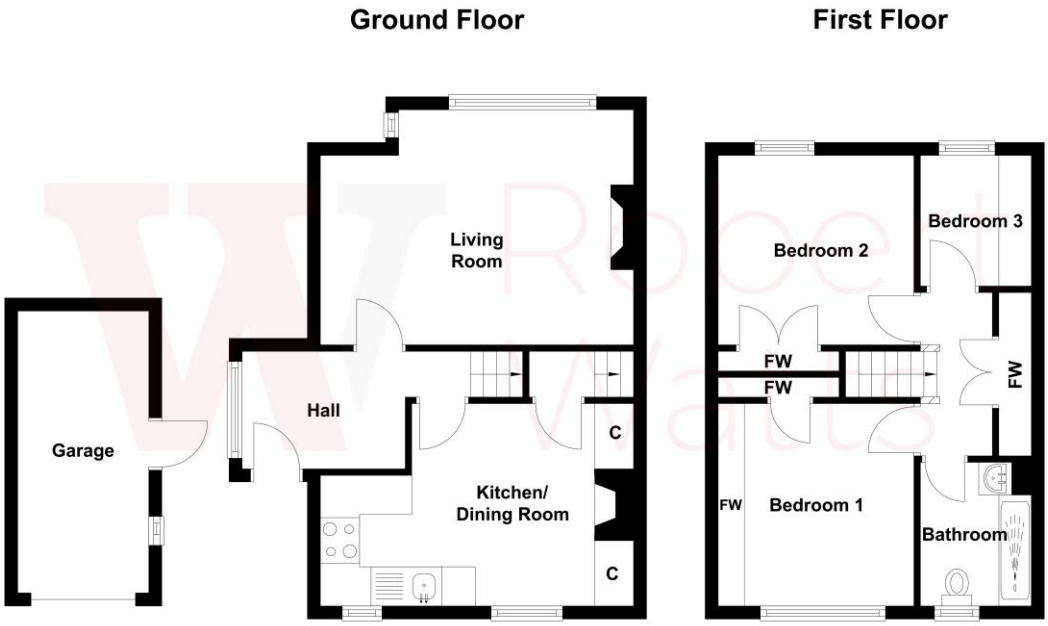


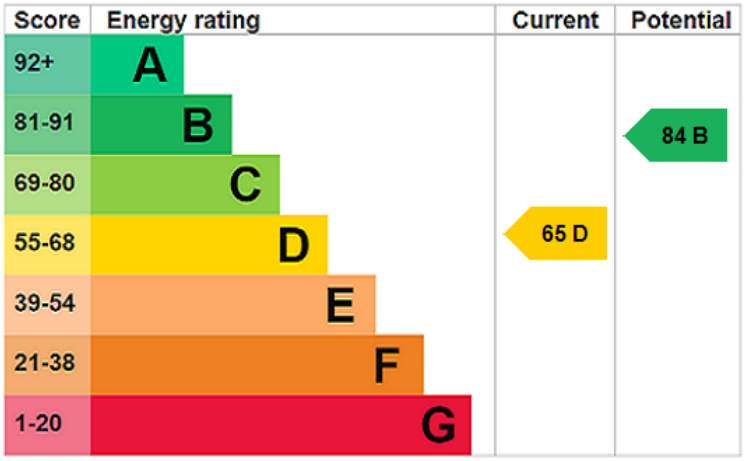












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