Robert Watts

GETTING WEST YORKSHIRE MOVING



47 Sandholme Drive, Thorpe Edge, Bradford, BD10 8EY

Well presented former local authority town house currently providing FOUR BEDROOM family sized accommodation, this fine example is further enhanced by: a kitchen over 18ft in length! A useful boarded loft space, pleasant gardens and a useful store. Of likely appeal to a variety of buyers including FTB, young families and BTL landlords. Within walking distance of Enterprise 5 shopping complex which includes Morrisons, The Range, Costa and McDonald's. Contact Robert Watts to arrange YOUR VIEWING today.

£180,000

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CONSTRUCTION Please be aware this property is classed as non-standard construction and may require a specialist lender - please discuss with your mortgage broker or contact us for further details.

ENTRANCE HALLWAY

LOUNGE 14'8" x 12'6" (4.47m x 3.8m)

KITCHEN 18'6" x 10'3" (5.64m x 3.12m)
Selection of wall and base units, built in oven and five ring hob

LANDING Access via pull down ladder, boarded with light, good size

BEDROOM ONE 13' x 11'3" (3.96m x 3.43m)
Store closet

BEDROOM TWO 12'9" x 12'6" (max) (3.89m x 3.8m (max))
Store closet

BEDROOM THREE 9'4" x 7'5" (2.84m x 2.26m)

BEDROOM FOUR 10'6" x 6'8" (3.2m x 2.03m)

BATHROOM Three piece white suite

OUTSIDE Gardens front and rear. Permanent store to rear.

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. Please note this is not refundable.

COUNCIL TAX Bradford
Band A

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.







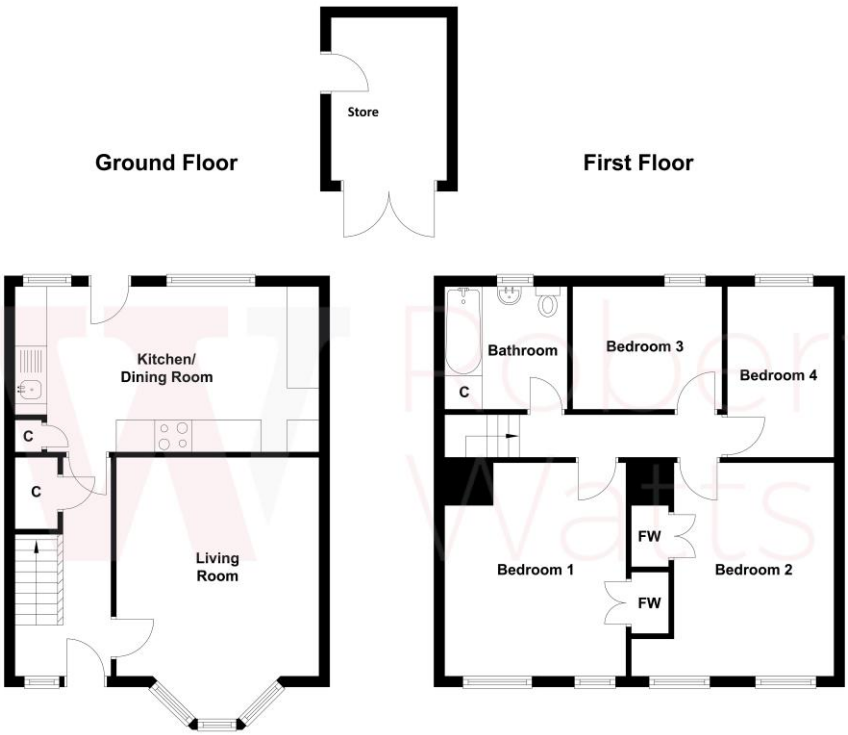


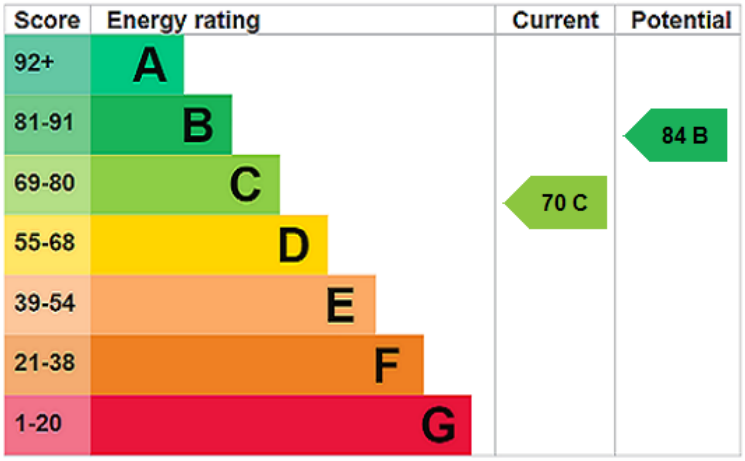












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