



**6 Ashbourne Oval
Bradford, BD2 4DH**

£134,950

Freehold

***** TWO BEDROOM SEMI DETACHED HOUSE - GCH & PVCu DG - THROUGH LOUNGE & MODERN FITTED KITCHEN - GARDENS FRONT & REAR & OFF STREET PARKING - NO CHAIN ***** The accommodation briefly comprises: entrance vestibule, through lounge with dining area, fitted kitchen, landing, two bedrooms, bathroom. To the outside, there are gardens to the front and rear with a driveway to the side providing off street parking. Situated in a popular residential area, the property is ideally placed for all amenities and access to the city centre. An ideal first purchase for a couple or small family, viewing is recommended.



- TWO BEDROOM SEMI DETACHED HOUSE • GCH & PVCu DG • THROUGH LOUNGE WITH DINING AREA

ENTRANCE VESTIBULE

Door to front. Stairs to first floor. Radiator.

LOUNGE WITH DINING AREA

20'11" x 11'1"

Wall light points. Bay window to front and window to rear.

Two radiators.

KITCHEN

13'9" x 6'10"

With base and wall units incorporating stainless steel sink unit. Gas hob, electric oven and extractor hood. Plumbing for automatic washing machine. Tiled splashbacks. Pantry. Window to rear with door and window to side. Radiator.

LANDING

Access to loft.

BEDROOM ONE

15'8" x 10'9"

Bay window and smaller window to front. Radiator.

BEDROOM TWO

9'10" x 8'2"

Window to rear. Radiator.

BATHROOM

Part tiled with three piece suite comprising: bath, pedestal wash hand basin, low flush wc. Window to rear. Radiator.

EXTERIOR

Lawned garden to the front of the property with enclosed gravelled garden to the rear. Driveway to the side providing off street parking.



- MODERN FITTED KITCHEN
- GARDENS FRONT & REAR
- OFF STREET PARKING
- EPC - D
- NO CHAIN







Additional Information

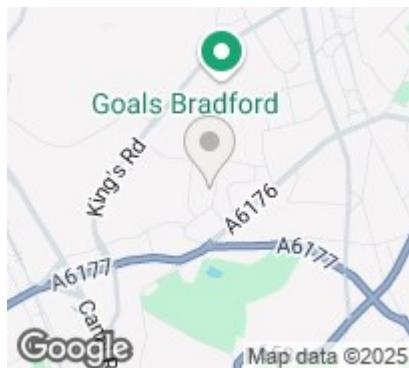
Local Authority - CBMDC

Council Tax - Band B

Viewings - By Appointment Only

Floor Area - sq ft

Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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