



73 Reeve Avenue, Bradford, BD6 3RR

Offers In The Region Of £110,000

Offered FOR SALE is this TWO bedroom semi-detached property in the Buttershaw area of Bradford. Accommodation comprises; Entrance lobby, spacious lounge and dining kitchen with useful downstairs storage. To the first floor; landing with storage, two double bedrooms and bathroom. Gardens front and rear with off road parking to the front. The property benefits from Upvc double glazing, gas central heating, smart meters and security alarm system. Close to amenities, transport links and access to the M62 motorway network.

Ground Floor

Entrance Lobby

Radiator and obscure double glazed door to front. Staircase access to first floor and door to lounge;

Lounge 11'11" max x 13'7" max (3.65 max x 4.15 max)



Laminate floor, telephone point and cable point. Upvc double glazed window to front and gas fire with marble effect base and surround and wooden fireplace. Door to dining kitchen;

Dining Kitchen 8'10" x 16'8" (2.7 x 5.1)



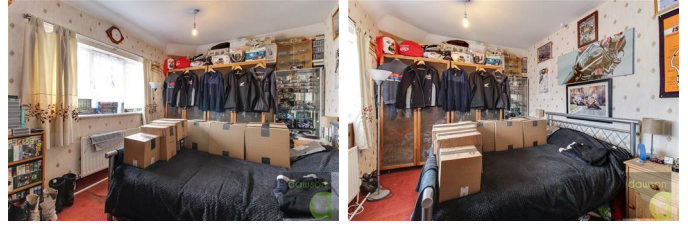
Having a range of wall and base units with laminate worktop and tiled splashbacks. Stainless steel sink and drainer, plumbing for washing machine and gas cooker point. 'Vokera' combi boiler, radiator and laminate floor. Upvc double glazed window to rear and side. Obscure double glazed door to rear and understairs storage.

First Floor

Landing

Loft hatch, dado rail and storage cupboard. Doors to bathroom and bedrooms;

Bedroom One 9'4" max x 16'8" max (2.85 max x 5.1 max)



Double bedroom with radiator, over stairs storage cupboard and two Upvc double glazed windows to front.

Bedroom Two 10'7" max x 11'9" max (3.25 max x 3.6 max)



Double bedroom with radiator and Upvc double glazed window to rear.

Bathroom 5'6" x 7'10" (1.7 x 2.4)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with mains shower over. Radiator, part tiled walls and two Upvc double glazed obscure windows to rear.

External



To the front is an enclosed garden mainly laid to lawn with off road parking for one car. To the rear is an enclosed garden mainly laid to lawn.

Parking

Off road parking for one car and plenty of on street parking.

Tenure

We have been advised by the vendor that the property is freehold.

Energy Rating

D

Council Tax Band

A

Water

Water Rates

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

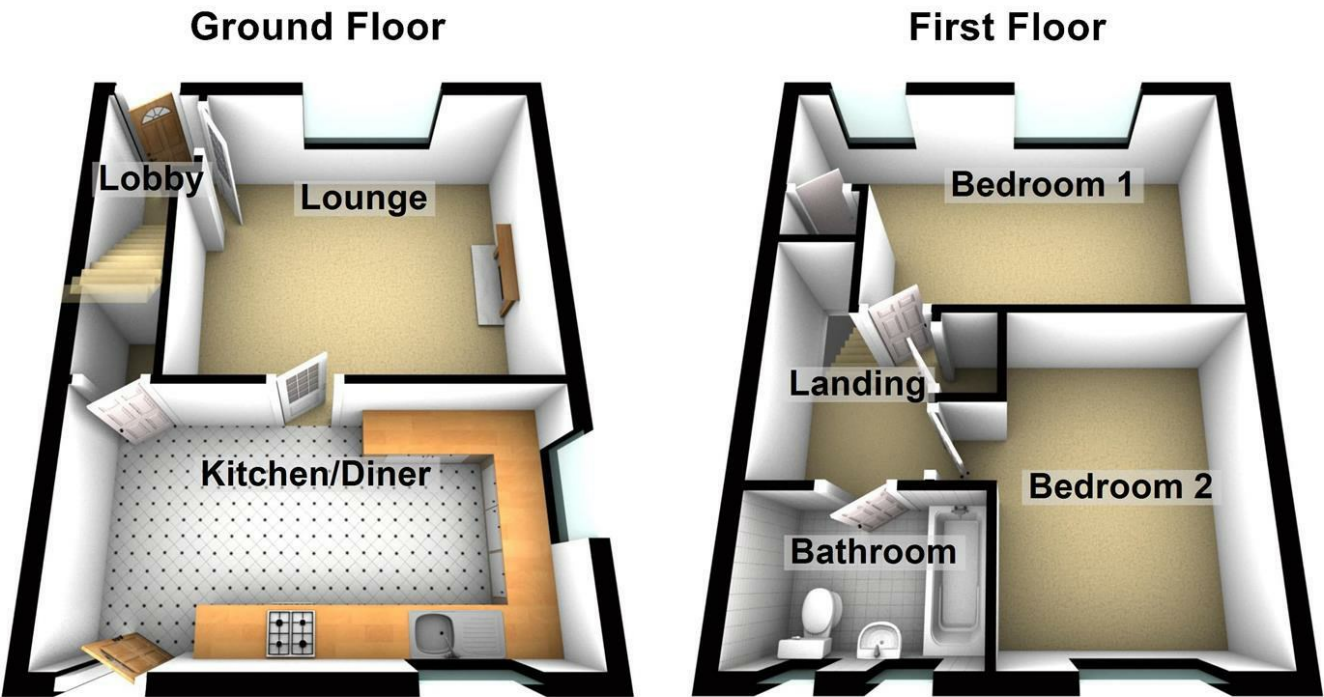
Boundaries & Ownerships

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

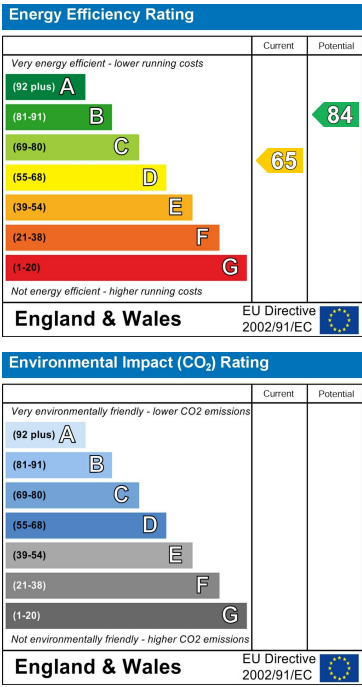
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.