

Property Professionals  
for Five Decades



# Robert Watts

Incorporating Watts Chartered Surveyors

AN UNRIVALLED PROFESSIONAL PROPERTY RELATED SERVICE

Property Specialists  
in Bradford and Beyond



## 9 Cranmer Road, Bradford, BD3 0NB

Family stone built through terrace in very popular road handy for town. GREAT FOR FIRST TIME BUYERS. A very popular location and EARLY VIEWING IS ADVISED HERE. Benefits include GAS CENTRAL HEATING and uPVC SEALED UNIT DOUBLE GLAZING (velux windows timber).

3 BEDROOMED STONE THROUGH TERRACE

### £99,950

Five Lane Ends Office: 21 Highfield Road, Five Lane Ends, Bradford BD2 2AU

T: 01274 614 804 E: [highfield@robertwatts.co.uk](mailto:highfield@robertwatts.co.uk)

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### **LOUNGE 13'10" into alcoves x 14'2" into bay (4.22 into alcoves x 4.32 into bay)**

Attractive fire surround with composite insert and hearth.

### **DINING KITCHEN 13'6" x 9'0" (4.11m x 2.74m)**

Attractive range of base and wall units, plumbed for washer, part tiled walls. Laminate flooring.

### **BEDROOM 1 12'4" x 13'8" into alcoves (3.76m x 4.17m into alcoves)**

### **FIRST FLOOR UTILITY**

Plumbed for washer.

### **Bathroom/wc**

White suite, quadrant shower cubicle, part tiled walls.

### **TOP FLOOR BEDROOM 2 a decent double bedroom some 12'7" in length (a decent double bedroom some 3.84m in length)**

with velux window.

### **TOP FLOOR BEDROOM 3 a further double bedroom some 13'6" in length (a further double bedroom some 4.14m in length)**

with velux window

### **OUTSIDE**

Small fore garden, yard to rear.

### **BENEFITS**

GAS CENTRAL HEATING, uPVC SEALED UNIT DOUBLE GLAZING (velux windows timber).

### **ENERGY PERFORMANCE RATING:**

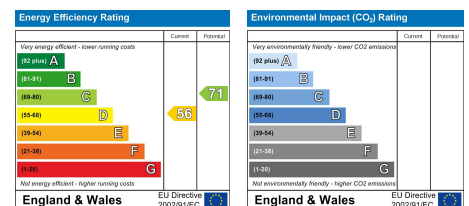
56 - 71 Grade D. A copy of the Energy Performance Certificate can be obtained on request or downloaded from our web-site.

### **DIRECTIONS:**

From our Highfield Road office to the roundabout and and take third exit onto Idle Road, continue to traffic lights at Bolton Junction and turn right into Bolton Road, continue down this road for some distance on past Peel Park and turn left into Cranmer Road.

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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