



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

## Sowden Road, Daisy Hill, BD9

£160,000 Freehold

Three Bedroom Semi-Detached

EPC Rating: E

**Martin & Co Saltaire**  
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Sowden Road  
Bradford  
BD9

**Key features:**

- Three Bedroom Semi-Detached
- Gas Central Heating
- Large Gardens
- Ample Off Street Parking
- Close To Local Amenities
- NO CHAIN
- Well Presented
- Perfect Family Home



**Why you'll like it**

**\*\*NO CHAIN\*\*** Exciting Opportunity To Purchase This Three Bedroom Semi-Detached Family home located in the popular residential location of BD9. Benefitting from; Gas Central Heating, Large Gardens and ample off street parking. Viewing is essential!

Situated in a desirable and convenient residential locality it is ideally placed for a range of localised amenities, these include popular primary and upper schools, access to Bradford City Centre and Bradford Royal Infirmary Hospital.

**HALL**

**LOUNGE** 12' 1" x 12' 1" (3.7m x 3.7m) Large lounge with wooden flooring with feature fireplace and electric fire. Window to the front providing ample natural light

**KITCHEN/DINER** 7' 6" x 13' 1" (2.3m x 4m) Fitted kitchen with ample wall and base units, under stairs storage cupboard and separate WC. Two windows to the rear providing ample natural light

**LANDING**

**BEDROOM ONE** 11' 1" x 8' 6" (3.4m x 2.6m) Large double bedroom with wooden flooring and window to the rear

**BEDROOM TWO** 9' 4" x 8' 6" (2.87m x 2.6m) Second double bedroom with wooden flooring and two windows to the front providing ample natural light

**BEDROOM THREE** 7' 2" x 8' 2" (2.2m x 2.5m) Good sized third bedroom with wooden flooring and storage cupboard. Window to the rear

**BATHROOM** 5' 6" x 5' 6" (1.7m x 1.7m) Family bathroom comprising; WC, hand wash basin and shower over bath

**TO THE OUTSIDE** To the front is a large driveway providing ample off-street parking, further pebbled garden  
To the side is a lovely decked area perfect for sitting out in the evening sun  
To the rear is a large well maintained garden with fenced borders and lovely seating areas



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

