

Property Professionals
for Five Decades



Robert Watts

Incorporating Watts Chartered Surveyors

AN UNRIVALLED PROFESSIONAL PROPERTY RELATED SERVICE

Property Specialists
in Bradford and Beyond



45 Raikes Avenue, Bradford, BD4 0QQ

NO CHAIN: Modern Semi Detached, attractively priced to encourage an early sale. Situated on this ever popular development, offering an ideal purchase for First Time Buyers. Provides 2 BEDROOMED accommodation. The accommodation comprises: Entrance Hall, Lounge, Kitchen, 2 Bedrooms & Bathroom.

£89,950

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ENTRANCE HALL

LOUNGE 12'9" x 9'3" (3.89m x 2.82m)

DINING KITCHEN 12'4" x 10'0" narrowing to 7'4" (3.76m x 3.05m narrowing to 2.24m)

Range of kitchen units with worktops and sink unit. Built in oven, hob and extractor fan.

LANDING

BEDROOM 1 12'8" x 8'2" (3.86m x 2.49m)

BEDROOM 2 12'8" x 7'10" (3.86m x 2.39m)

BATHROOM/W.C

3 piece white bathroom suite with shower.

OUTSIDE

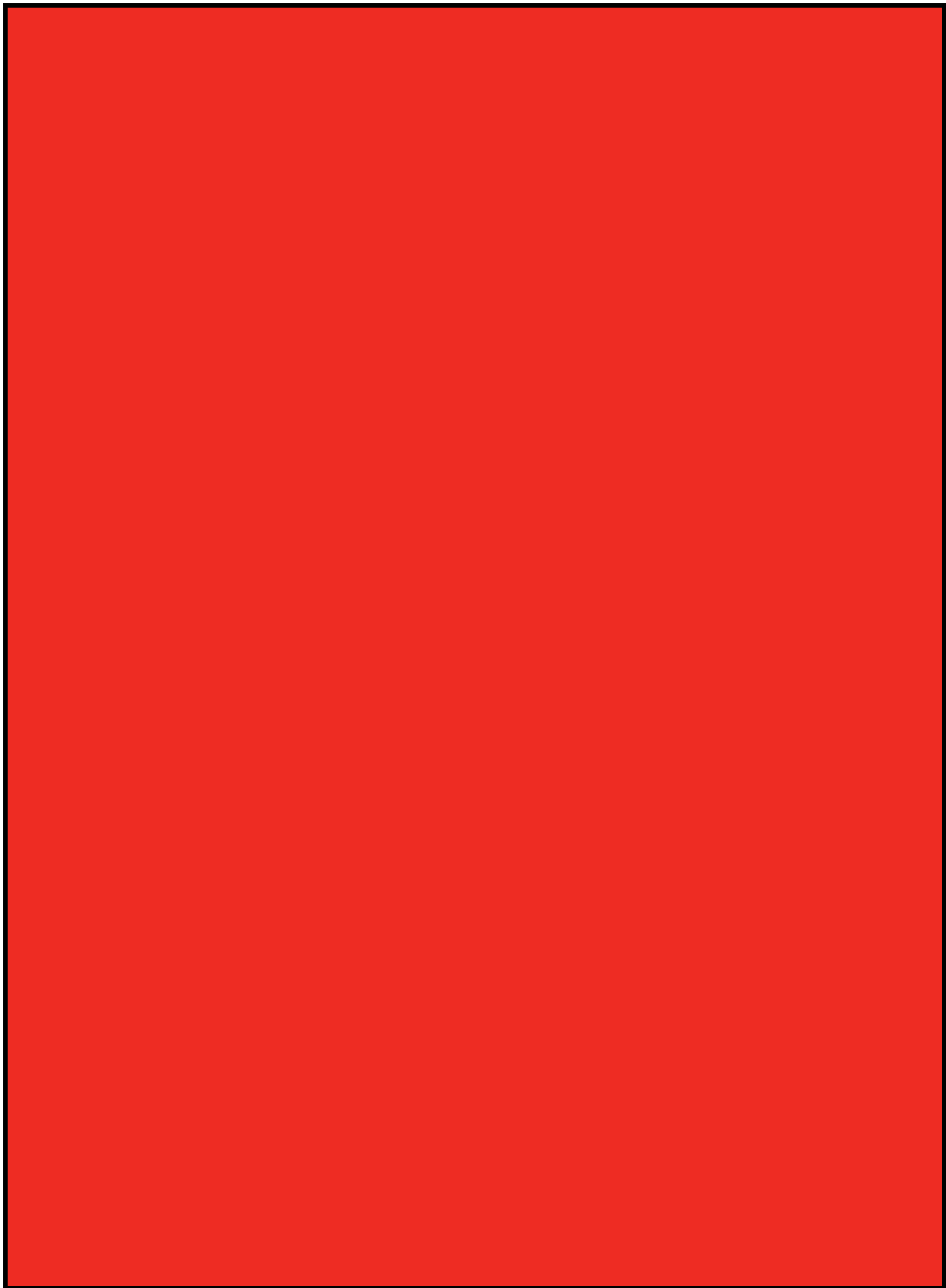
Garden to the front. Driveway to the side. Garden to rear.

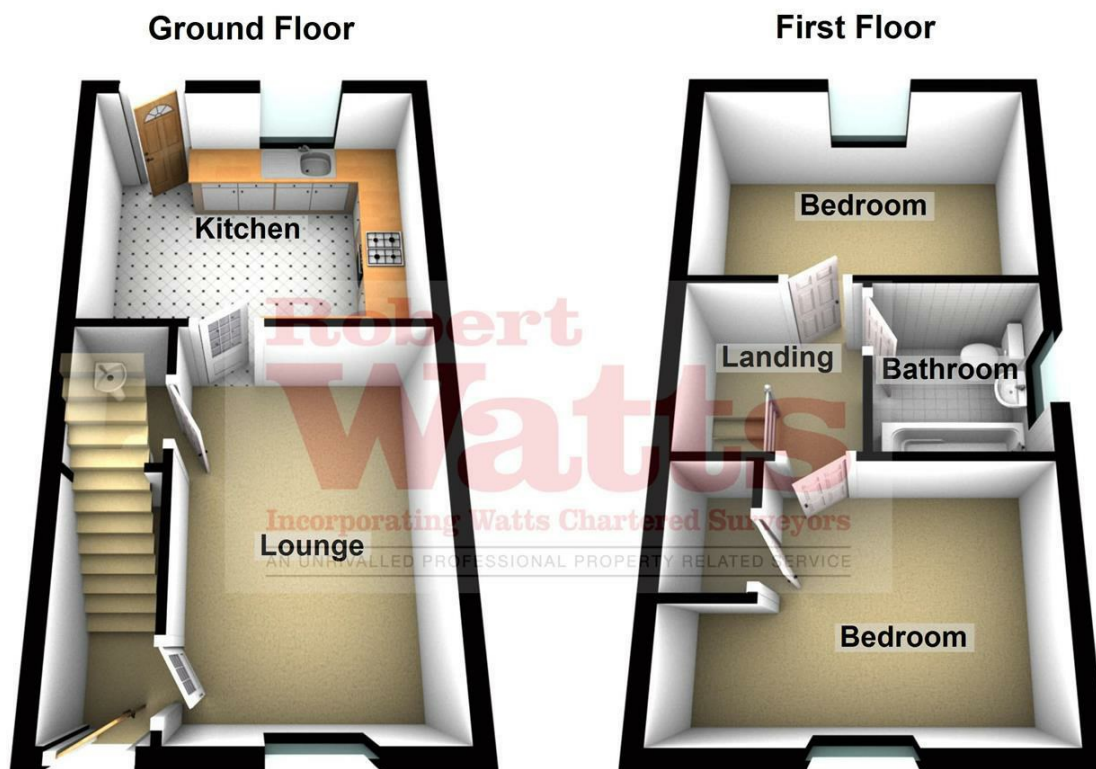
DIRECTIONS

From our Birkenshaw office proceed up Bradford Road and on reaching the traffic lights at the top bear left onto Tong Street. Continue along Tong Street and turn right into Holme Lane, proceed down to the bottom and proceed straight ahead at the two mini roundabouts. Turn immediately right into Raikes Avenue.

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.





Please note this floor plan is not to scale and should not be relied on a a basis to purchase this property.
Plan produced using PlanUp.

45 Raikes Avenue

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

