



**Sowden Road, Bradford BD9 6ED**



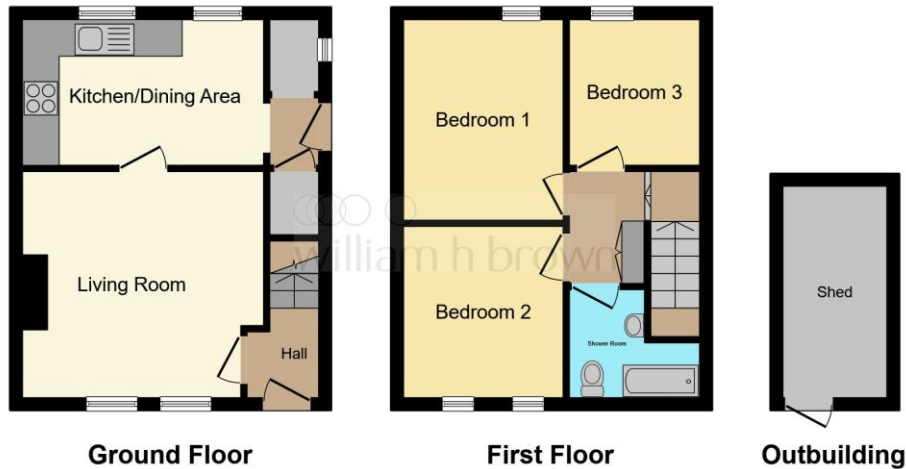
**welcome to**

**Sowden Road, Bradford**

Ready to move straight into with minimal expense is this well presented three bedroom semi detached family home offering driveway parking accessed via wrought iron gates. Gardens front and rear with driveway and shed to the exterior. uPVC double glazing and gas central heating. Energy Rating: C.



Ready to move straight into with minimal expense is this well presented three bedroom semi detached family home offering driveway parking accessed via wrought iron gates. Located in the highly regarded Heaton area, close to the BRI Hospital, local shops and schools. Internally comprising: entrance hall, living room, kitchen diner, three first floor bedrooms and bathroom. Gardens front and rear with driveway and shed to the exterior. uPVC double glazing and gas central heating. Energy Rating: C



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### Entrance Hall

### Living Room

12' 11" x 12' 2" ( 3.94m x 3.71m )

### Kitchen Diner

13' 1" x 7' 9" ( 3.99m x 2.36m )

### Pantry

### First Floor Landing

### Bedroom One

11' x 8' 7" ( 3.35m x 2.62m )

### Bedroom Two

9' 1" x 8' 7" ( 2.77m x 2.62m )

### Bedroom Three

8' 1" x 7' 2" ( 2.46m x 2.18m )

### Bathroom

### Exterior



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welcome to

## Sowden Road, Bradford

- Well presented three bed semi
- Modern kitchen diner
- Family accommodation
- uPVC DG & GCH
- Enclosed front & rear garden

Tenure: Freehold EPC Rating: C

offers over

**£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SHP109953 - 0004

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