



Ravenscliffe Avenue, Ravenscliffe,

£95,000

PUBLIC NOTICE

45 Ravenscliffe Avenue, BD10 0HX

We are acting in the sale of the above property and have received an offer of £95,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

* SEMI DETACHED * TWO BEDROOMS * REQUIRES MODERNISATION & REPAIR *
* GOOD SIZED GARDENS * NO ONWARD CHAIN * UTILITIES TURNED OFF *

Looking for a project? This could be the one for you!! Whether you're a first time buyer, investor or looking for something to renovate.

The accommodation benefits from upvc double glazing, gas central heating (not tested) and briefly comprises entrance, lounge, kitchen, cloakroom, two first floor bedrooms and bathroom.
To the outside there are good sized gardens.



Entrance

Cloakroom/WC

With low suite wc, hand basin.

Lounge

12'9" x 13'4" (3.89m x 4.06m)

Kitchen

7'5" x 14'10" (2.26m x 4.52m)

With wall and base units incorporating laminated sink unit.

First Floor Landing

Bedroom One

14'8" x 9'7" (4.47m x 2.92m)

Bedroom Two

9'3" x 10'8" (2.82m x 3.25m)

Bathroom

Four piece white suite.

Exterior

To the outside there are gardens to both front and rear.

Directions

From our office in Idle village take the right onto New St, continue onto Apperley Rd, turn right onto Leeds Rd, turn right onto Harrogate Rd, turn left onto Ravenscliffe Ave, at the roundabout take the 1st exit and stay on Ravenscliffe Ave and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

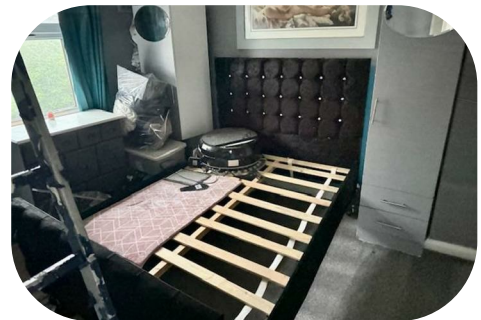
A / Bradford

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Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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

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