

10 Hawes Crescent, Bradford, BD5 9AS

£140,000

bramleys



A 2 bedroom, semi-detached true bungalow which is offered to the market with no upward chain and vacant possession, making it an ideal property for those seeking ground floor accommodation, downsizers or investors.

Requiring a programme of modernisation throughout, the property offers excellent potential to put your own stamp on it.

Externally there is a driveway and garage which provide off road parking, together with gardens to both the front and rear.

Conveniently positioned for access to local amenities, schools and commuter links. This bungalow presents a fantastic opportunity to create a comfortable and well appointed home.





GROUND FLOOR:

Enter the property through an external door into:-

Entrance Vestibule

With further door leading into:-

Entrance Hall

With a central heating radiator and access to the loft via a loft hatch.

Lounge

13'2" x 11'9" (4.01m x 3.58m)

Having a fitted gas fire, 3 wall light points, a central heating radiator and uPVC double glazed bay window.

Dining Room

12'8" x 11'8" (3.86m x 3.56m)

Having a central heating radiator and uPVC double glazed window to the rear elevation. There are also built-in storage cupboards and a fireplace.

Kitchen

10'8" x 5'9" (3.25m x 1.75m)

With restricted head height. There are wall, drawer and base units, laminate work surfaces, stainless steel sink with side drainer, tiled splashbacks, uPVC double glazed window to the rear and a door accessing the rear garden.

Bedroom 1

13'7" x 13'2" (4.14m x 4.01m)

Having built-in wardrobes, 2 central heating radiators and a uPVC double glazed bay window to the front elevation.

Bedroom 2

12'5" x 8'8" (3.78m x 2.64m)

Having a central heating radiator and a uPVC double glazed window to the rear elevation.

Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and shower cubicle. There are tiled splashbacks, a central heating radiator and double glazed window to the rear elevation.





OUTSIDE:

To the front of the property there is a paved driveway which leads to the detached, single garage. As well as a flagged patio seating area, ideal for al-fresco dining. A pathway leads to the front door and also down the side of the property to the rear. The rear garden is low maintenance with part lawn and part patio area. There is also a further paved area which leads to a garden shed.

Garage

With 2 windows to the side elevation and timber doors.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE:

Freehold

COUNCIL TAX BAND:

B

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

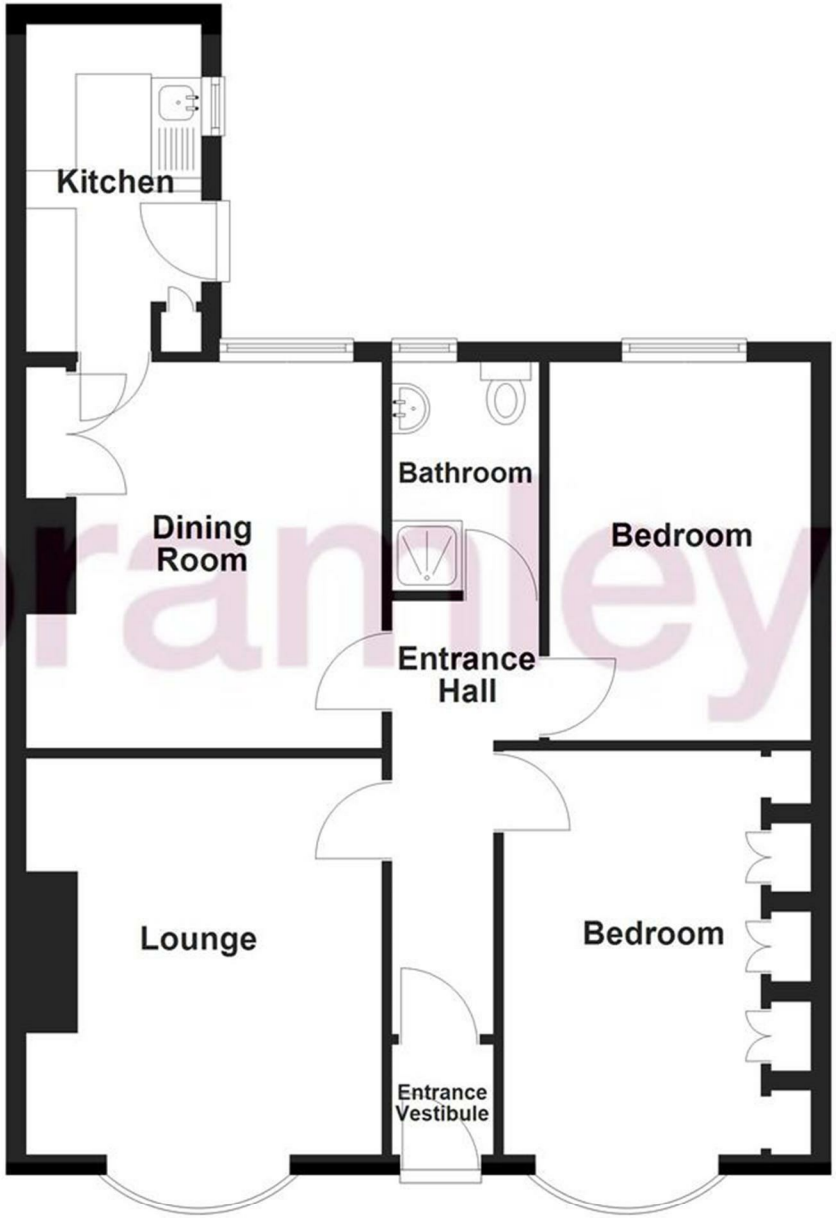
Please call our office to book a viewing on 01422 374811.







Ground Floor



NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.

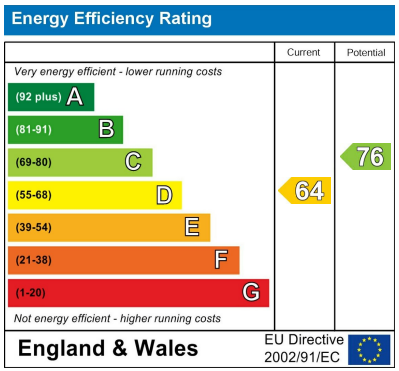


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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