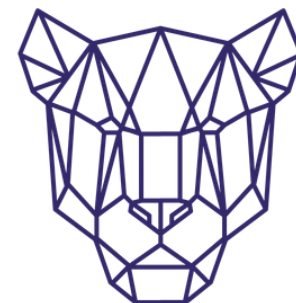




Guide Price - £120,000

Hawes Crescent, Bradford, BD5

 x2  x1  x1



**PANTERA
PROPERTY**



Pantera Property are pleased to welcome to the market a spacious two-bedroom semi-detached house with excellent potential.

Property Description

A two-bedroom semi-detached property offering spacious accommodation arranged over two floors, extending to approximately 753 sq ft. The property comprises an entrance porch, living room, kitchen, two bedrooms, bathroom and separate WC.

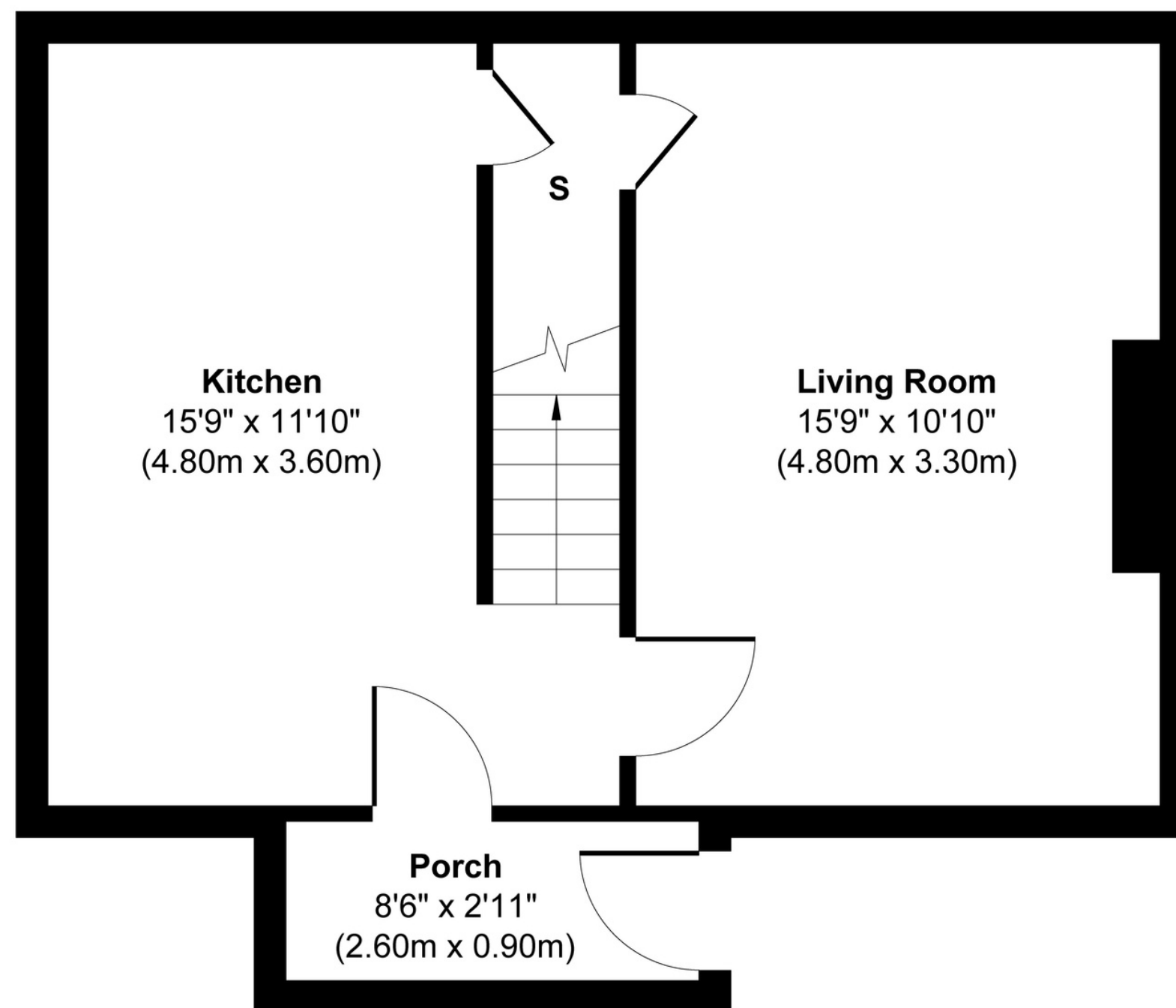
The ground floor provides a generously proportioned living room with windows to the front and side, together with a large kitchen offering good scope for modernisation and reconfiguration.

To the first floor are two well-sized bedrooms, a family bathroom and a separate WC.

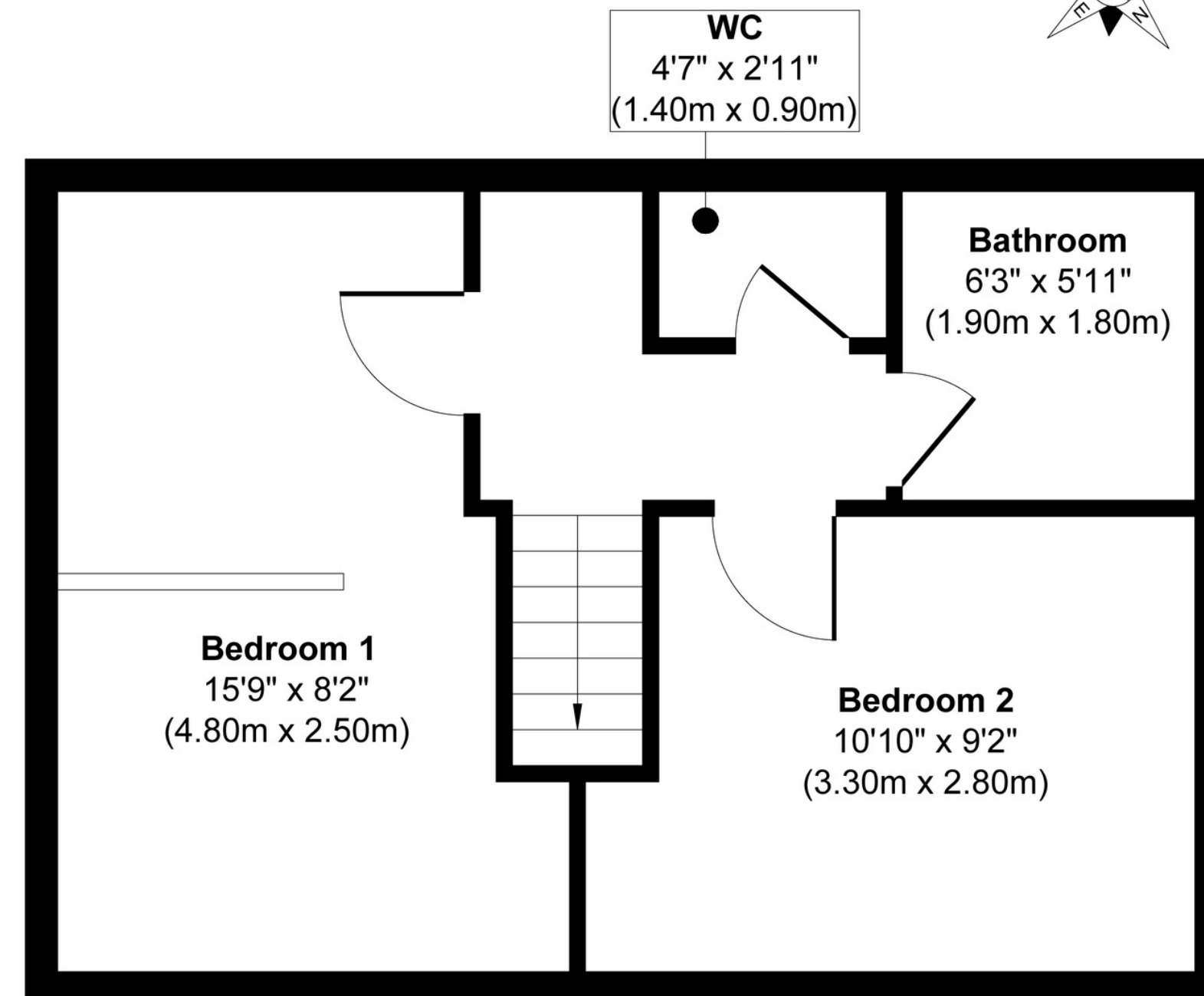
The property benefits from a good-sized garden and driveway, providing off-road parking and outdoor space. There is also a useful side area offering further potential for landscaping or storage.

Please call the office on 0330 118 6610 and ask for Amy for any further details.





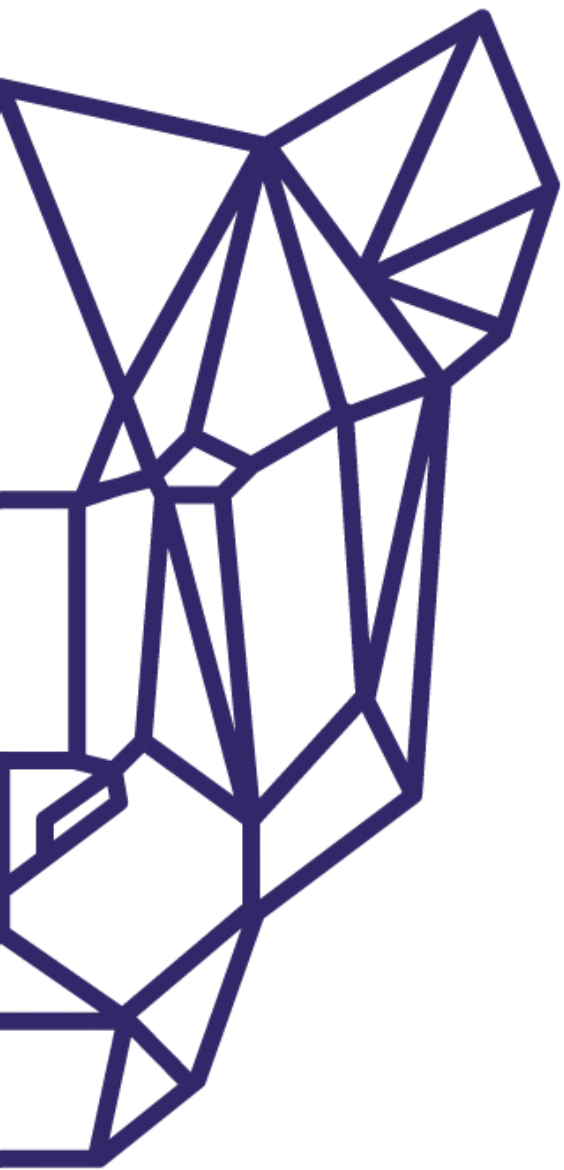
Ground Floor
Approximate Floor Area
392 sq. ft
(36.46 sq. m)



First Floor
Approximate Floor Area
361 sq. ft
(33.60 sq. m)

Approx. Gross Internal Floor Area 753 sq. ft / 340.39 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Additional Information

Local Authority: Bradford City Council	Tenure: Freehold	Size: 753 sq.ft	Council Tax Band: A
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Location

Situated on Hawes Crescent in the popular residential area of Wibsey, Bradford, the property is conveniently positioned for a range of local amenities and everyday facilities. The surrounding area provides a good selection of schools, shops and services, while excellent public transport links are available nearby, with several bus stops within easy walking distance. Bradford city centre is also readily accessible, with Bradford Interchange approximately 2 miles away, providing rail connections to Leeds and beyond. The location also offers straightforward access to the wider West Yorkshire road network, making it a convenient base for commuters and families alike.

Viewing

Please contact Amy
at Pantera Property to
arrange on 0330 118 6610.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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