



Guide Price £200,000

- Detached bungalow
- Two double bedrooms
- Well-presented throughout
- Garage and driveway
- Well maintained gardens
- Popular residential location

34 Geraldton Avenue, Bradford, West Yorkshire, BD2 1EG

An attractive detached bungalow enjoying an elevated position affording wonderful far reaching views from the southerly facing rear elevation. With two double bedrooms, garage and driveway, this well-cared for home is tastefully presented throughout and early viewing is highly advised.

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General remarks

An exceptional two bedroom detached bungalow situated in a delightful cul-de-sac setting enjoying open views across the City of Bradford. The very well presented accommodation benefits from gas central heating, uPVC double glazing and alarm system. The property also enjoys a superb plot with attractive gardens enjoying a fine aspect. The property would be ideally suited to a wide variety of potential buyers and offers versatile and flexible

accommodation and an internal inspection is recommended.

Comprises; entrance hall, open plan lounge and diner, kitchen, two double bedrooms and house bathroom.

Externally there are generously sized landscaped gardens to the front and rear with a paved drive leading to a detached garage. There is access to the rear garden via a security gate.

Situated off the ever popular King's Road area and surrounded by a wealth of amenities and easy to access transport links, this property is in an ideal location for commuting or traveling further afield.

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

Local Authority & Council Tax Band

- Council Tax Band is currently C

Tenure, Services & Parking

- Freehold
- Mains services
- Driveway and external garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

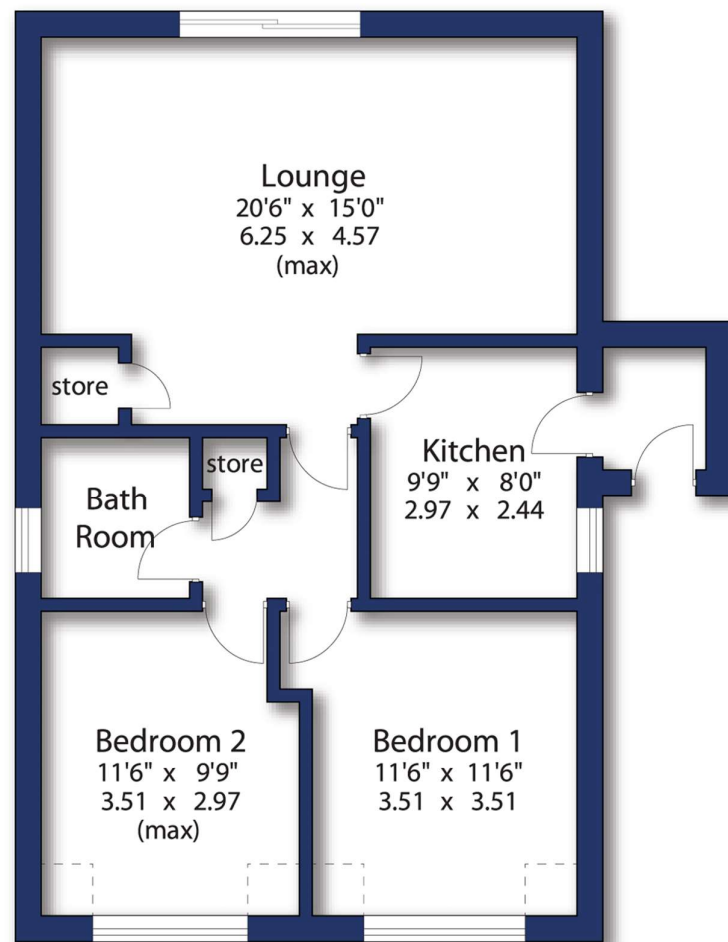
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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Floorplans



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