



49 Royd Moor Road, Tong, Bradford, West Yorkshire, BD4 0TR

IMPRESSIVE LANDSCAPED GARDEN.

Do not miss this lovely SEMI DETACHED home that is immaculately presented and provides 3 BEDROOMS, with a really impressive landscaped back garden. Forms part of this ever popular development and situated at the top of the cul de sac. Must be viewed to appreciate.

The accommodation comprises: Entrance Porch, Lounge, Kitchen, 3 Bedrooms & Bathroom.

Asking Price £195,000

T 01274 689589 **E** birkenshaw@robertwatts.co.uk **W** robertwatts.co.uk

Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

f RWEstateAgents **t** @robertwatts_

arla | propertymark naea | propertymark

49 Royd Moor Road, Tong, Bradford, West Yorkshire, BD4 0TR

ENTRANCE VESTIBULE

LOUNGE Feature fireplace with electric fire.

DINING KITCHEN Well equipped kitchen with a range of base and wall units, worktops and sink unit. Built in oven, hob and extractor. uPVC French Doors leading to the garden.

LANDING Access to LOFT, part boarded with ladders.

DOUBLE BEDROOM 1

DOUBLE BEDROOM 2

BEDROOM 3

BATHROOM/W.C. Modern white bathroom suite with shower over the bath. Tiled walls.

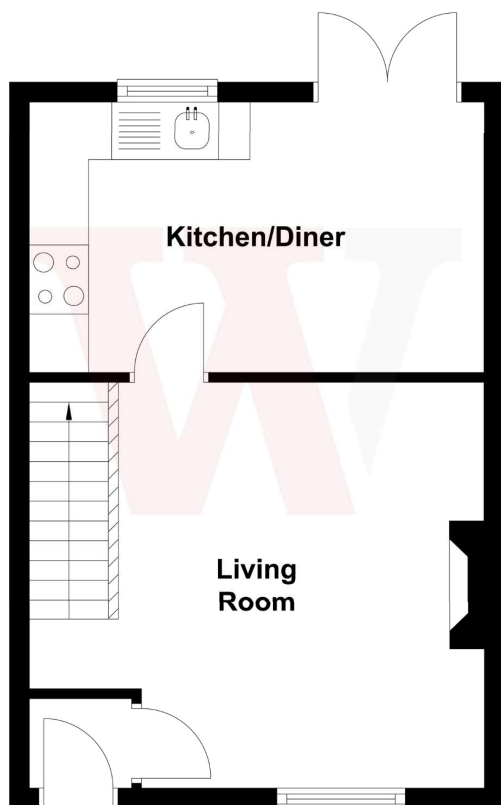
OUTSIDE Occupies a cul-de-sac position with driveway to the side. At the back is an impressive and lovely landscaped garden with multiple seating areas, including artificial grass, paved and decking terraces.

PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

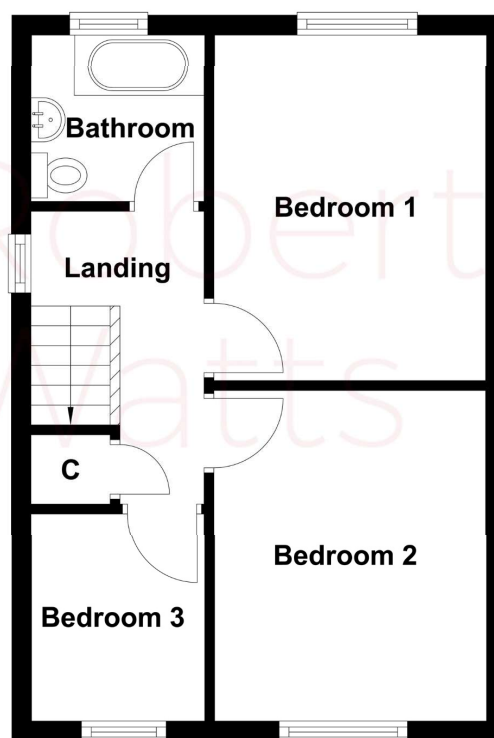
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	84 B
39-54	E		
21-38	F		
1-20	G		