



62 Royd Moor Road, Tong, Bradford, BD4 0TR

LOVELY GARDEN: Well presented SEMI DETACHED providing 3 BEDROOMS and forming part of this ever popular development. Situated at the top of the CUL DE SAC, the house has a LOVELY LARGER THAN AVERAGE GARDEN. Ideal for the growing family. Must be viewed to appreciate.

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

Asking Price £190,000

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ENTRANCE HALL

LOUNGE 15' (4.57) x 15' (4.57) max. into open staircase

Feature fireplace with Antique Oak fire surround. Antique Oak hardwood floor.

DINING KITCHEN 15'3" x 9'6" (4.65m x 2.9m)

Super fitted kitchen with a good range of base and wall units, breakfast bar, worktops and sink unit. Built in oven, hob and extractor. uPVC French doors leading to the garden.

LANDING Fully boarded and insulated loft offering plenty of storage space accessed via loft ladder.

BEDROOM 1 11'4" x 8'5" (3.45m x 2.57m)

Located at the front of the property. Double bedroom with onward views over the valley.

BEDROOM 2 12'8" (3.86) (max 13' (3.95)) x 9'5" (2.87)

Located at the rear of the property. Double Bedroom.

BEDROOM 3 6'5" (1.96) x 6'1" (1.85) + stairhead

BATHROOM/W.C. 6'5" x 5'5" (1.96m x 1.65m)

3 piece bathroom suite. Part tiled walls. Antique Oak hardwood floor.

OUTSIDE Occupying a position at the top of the cul-de-sac. Garden to front., with driveway. Lovely larger than average garden to the rear with paved patio terrace.

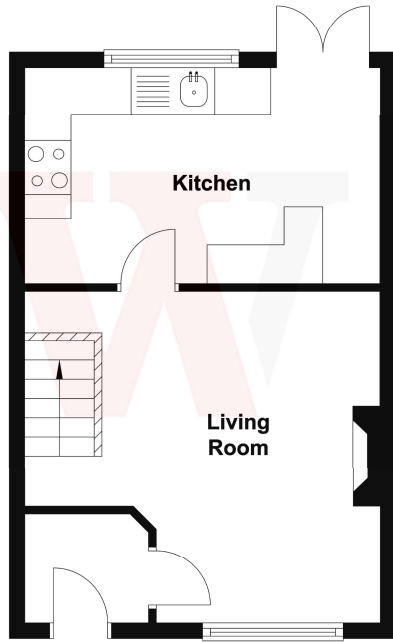
TENURE Freehold

COUNCIL TAX BAND C - Bradford

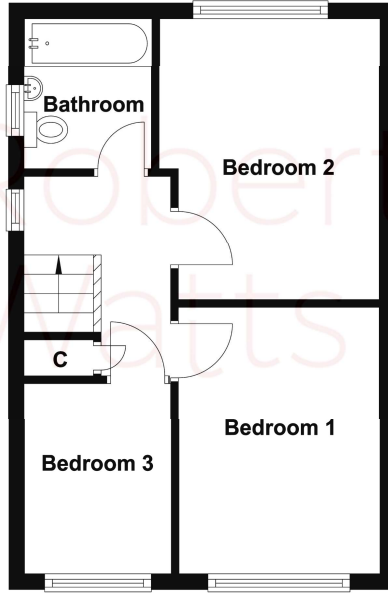
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	