



## 22 Montserrat Road, Bradford, West Yorkshire, BD4 0QB

**NO CHAIN:** Well presented DETACHED BUNGALOW, situated in this ever popular and sought after cul de sac location. Provides 2 BEDROOMS and is available with VACANT POSSESSION. Bungalows of this type sell very well and early viewing is essential. With gardens, driveway and garage.

The accommodation comprises: Hall, Lounge/Diner, Kitchen, 2 Bedrooms & Bathroom.

**Asking Price £185,000**

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**HALLWAY** Cloaks cupboard.

**LOUNGE/DINING ROOM 18' (5.49) x 11' (3.35) max. narrowing to 8'10" (2.7)**

Good sized Lounge/Diner, with feature fireplace with electric fire.

**KITCHEN 9' x 7'11" (2.74m x 2.41m)**

Range of kitchen units, worktops and sink unit. Integrated dishwasher and washing machine. Built in oven, hob and extractor.

**BEDROOM 1 12' x 8' (3.66m x 2.44m)**

Fitted wardrobes and built in wardrobe.

**BEDROOM 2 10'10" x 9' (3.3m x 2.74m)**

Built in wardrobe.

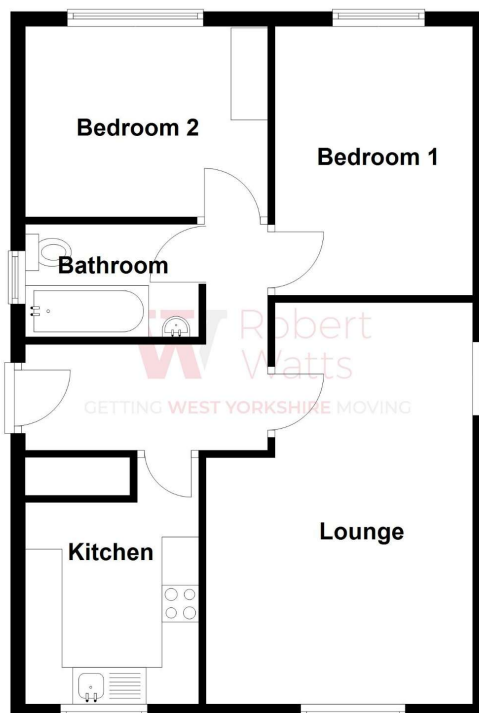
**BATHROOM/W.C** 3 piece white bathroom suite with shower over the bath.

**OUTSIDE** Occupies a cul de sac position. Garden at the front, with driveway and good parking and garage. Lovely garden at the back.

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



22 Montserrat Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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