



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

Really well presented Detached that forms part of this ever popular development. Provides 3 Bedrooms with En Suite and would make an ideal home for your families. Outside, there is a lovely good sized enclosed garden, driveway and garage. Viewing is essential.

The accommodation comprises: Lounge, Dining Room, Kitchen, Conservatory, 3 Bedrooms, En Suite & Bathroom.

Asking Price £230,000

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ENTRANCE VESTIBULE

LOUNGE 14' x 11' (4.27m x 3.35m)

KITCHEN 9' x 7' (2.74m x 2.13m)

Lovely, modern kitchen with a good range of units, worktops and sink unit. Built in oven and hob.

DINING ROOM 9' x 7' (2.74m x 2.13m)

CONSERVATORY (IN UPVC) Backing onto the garden.

LANDING

MASTER BEDROOM 11' x 10' (3.35m x 3.05m)

Built in wardrobe.

EN-SUITE SHOWER ROOM/W.C.

BEDROOM 2 10' x 8'11" (3.05m x 2.72m)

GOOD SIZED BEDROOM 3 14' x 9' (4.27m x 2.74m)

BATHROOM/W.C. 3 piece white bathroom suite with Vanity sink unit. Tiled walls. Heated towel rail.

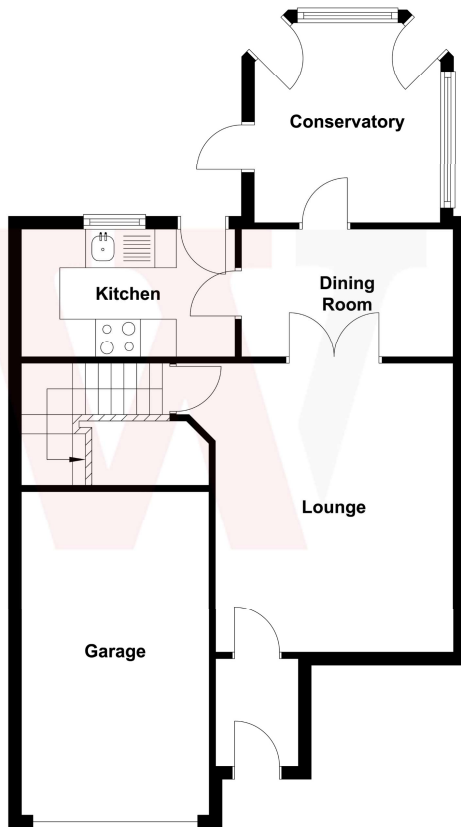
OUTSIDE Garden and driveway at the front. Pleasant, enclosed garden at the back.

NB 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 Creadas who charge a fee for this service.

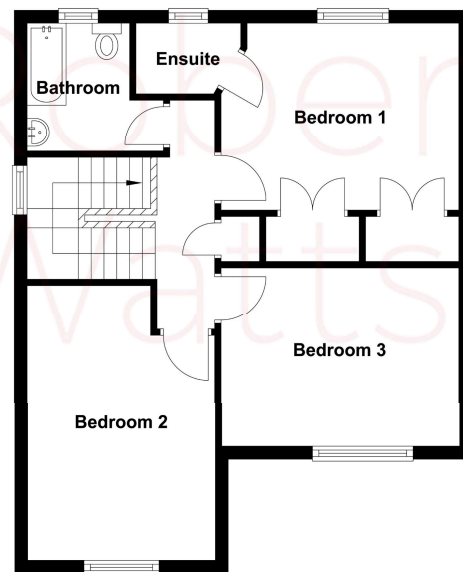
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		
39-54	E		
21-38	F		
1-20	G		

69 C

82 B