



17 Royds Park Crescent, Bradford, West Yorkshire, BD12 9HF

WELL PRESENTED, two bedroom semi detached house situated on this small cul-de-sac. Handily located for the local amenities including the popular 'Wyke Community Sports Village' cycle track and football pitches which is within 200 yards, the village shops and schools as well as Low Moor Station. Ideal for young families or FTB's, it comprises kitchen, lounge, two bedrooms and bathroom with driveway parking and lovely West facing lawned rear garden which enjoys the afternoon sun. Benefits from GCH & uPVC DG and sold with NO CHAIN.

Asking Price £150,000

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HALL Open to living room.

KITCHEN 11'10" x 5'11" max (3.6m x 1.8m max)

A range of wall and base units, sink with mixer tap, integral electric oven, four ring gas hob with extractor fan, plumbing for automatic dishwasher and cupboard housing boiler.

LIVING ROOM 13'1" x 11'10" max (4m x 3.6m max)

Fireplace with electric fire & pebble effect finish and sliding doors to garden.

MASTER BEDROOM 9'2" (2.8) x 8'10" (2.7) + 4'3" (1.3) x 2'11" (0.9)

Double bedroom with bulkhead cupboard.

BEDROOM 2 11'10" x 9'2" max (3.6m x 2.8m max)

Double bedroom.

BATHROOM Three piece modern suite with electric shower over bath, WC, sink, chrome heated towel rail, tiled walls & flooring.

EXTERNAL Driveway parking to front and lawned garden. Pleasant West facing lawned garden with patio to the rear with timber shed which enjoys the afternoon sun.

Tenure - Freehold

Council Tax Band - B

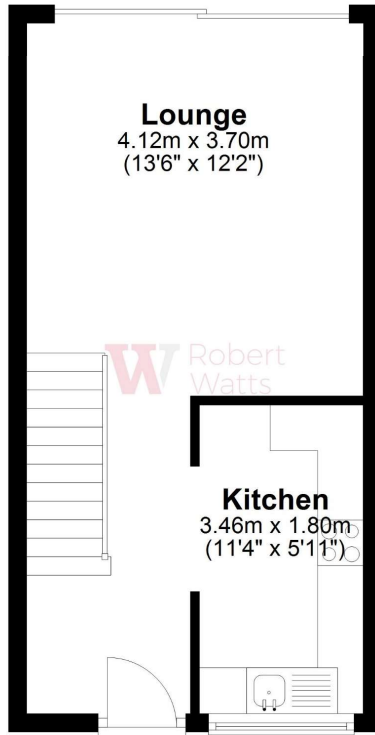
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Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas 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

