



## 16 Plumpton End, Wrose, Bradford, BD2 1LY

FAST TRACK SALE- QUICKER COMPLETION: Ask for further information.

Family sized SEMI-DETACHED benefiting from improvements over recent years including: KITCHEN , BOILER and ROOF REFRESH. Currently providing THREE BEDROOM accommodation which boasts a 24FT LIVING ROOM. Occupying an enviable CUL-DE-SAC (vehicular) plot which forms part of this ever popular part of WROSE handy for SCHOOLS and AMENITIES. Contact Robert Watts to arrange YOUR VIEWING today.

**£230,000**

# 16 Plumpton End, Wrose, Bradford, BD2 1LY

## **COUNCIL TAX Bradford**

Band C

## **TENURE Freehold**

**FAST TRACK** This property benefits from a fast track legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to pay £360 on a non refundable basis before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

**PORCH** Leads to hallway

**LIVING ROOM 24'1" (7.34) max overall x 11'3" (3.43)**

**KITCHEN 17'9" max x 10'3" max (5.4m max x 3.12m max)**

Modern wall and base units, granite work tops, plumbed for washing machine - integrated appliances include: oven & hob, fridge freezer, dish washer. Useful understairs store

**LANDING** Access to loft space

**BEDROOM 1 12'9" x 11'4" (3.89m x 3.45m)**

**BEDROOM 2 11'2" x 11' (3.4m x 3.35m)**

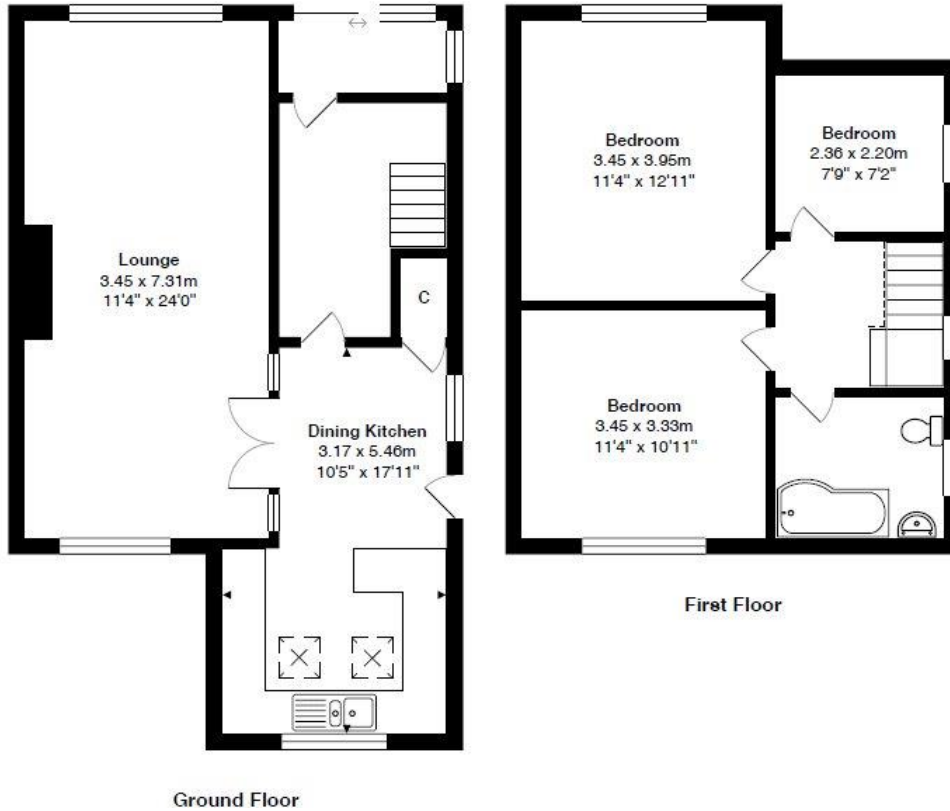
**BEDROOM 3 7'9" x 7'2" (2.36m x 2.18m)**

**BATHROOM** Three piece modern white suite, over bath shower and screen

**OUTSIDE** Drive to garage, pleasant gardens front and rear

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

01274 614804 
 highfield@robertwatts.co.uk 
 robertwatts.co.uk  
 Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

RWEstateAgents 
 @robertwatts\_

arla | propertymark   naea | propertymark