



## 12 Willow Gardens, Wrose, Bradford, BD2 1LX

DETACHED TRUE BUNGALOW – BACKS ONTO CRICKET PITCH – Currently providing TWO DOUBLE BEDROOM accommodation. Benefiting from many improvements over recent years. This fine example is further enhanced by: RESIN DRIVEWAY, GARAGE , UTILITY ROOM , ENCLOSED REAR GARDEN. Forming part of this understandably sought after, highly regarded part of Wrose, within close proximity of Bolton Villas Cricket Club. Contact Robert Watts to arrange your viewing today.

£280,000

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

**f** RWEstateAgents **t** @robertwatts\_

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**COUNCIL TAX Bradford**

Band D

**TENURE** Freehold

**PORCH** Leads to hallway

**HALLWAY** Access to loft space via pull down ladder

**OPEN PLAN LIVING ROOM / KITCHEN 29'5" (8.97) max overall x 11'3" (3.43)**

Two sets of patio doors lead to timber deck terrace

**KITCHEN AREA** Selection of wall and base units, worktops, sink unit, tiled floor

**UTILITY ROOM** Plumbed for washing machine - providing access to rear garden

**BEDROOM 1 13'3" x 11'9" (4.04m x 3.58m)**

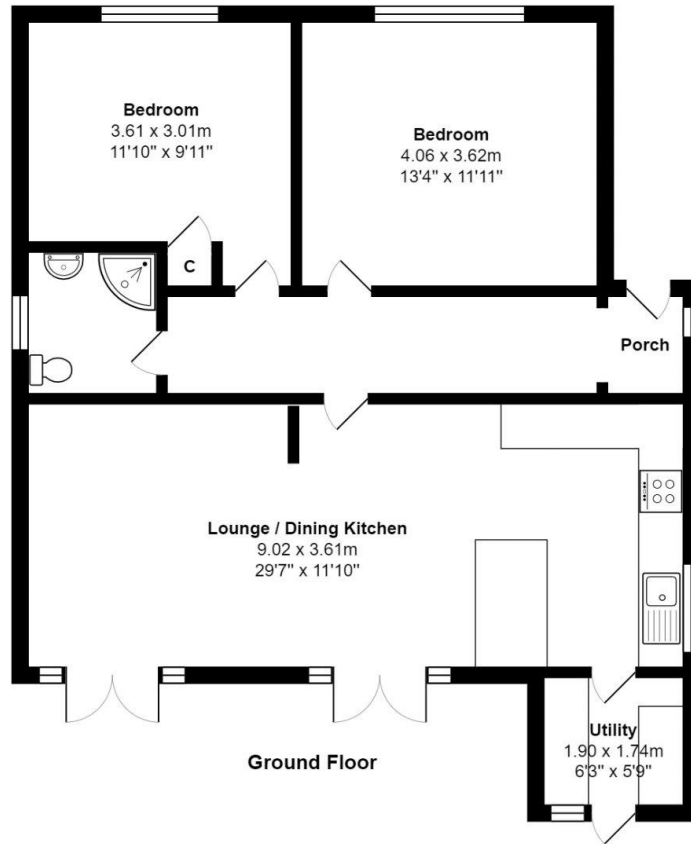
**BEDROOM 2 11'8" x 9'9" (3.56m x 2.97m)**

**SHOWER ROOM** Shower cubicle, wash basin, WC - fully tiled walls, tiled floor

**OUTSIDE** Resin driveway leads to garage, low maintenance open garden to front, pleasant enclosed rear garden

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.





Total Area: 79.1 m<sup>2</sup> ... 852 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>72</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	

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