





## 35 Kings Drive, Bradford, BD2 1PX

EXTENDED – SEMI-DETACHED BUNGALOW – THREE BEDROOMS – GARAGE – Occupying an enviable CUL-DE-SAC (vehicular) PLOT, a short walk from Claremont Rec and offering access to the many amenities in Wrose village. Of likely appeal to a variety of buyers, especially those looking to downsize. Contact Robert Watts to arrange your viewing today.

Offers Over £210,000

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**COUNCIL TAX Bradford**

Band C

**TENURE** Freehold

**PLANNING PERMISSON / BUILDING REGS** We advise all parties to clarify with your Solicitor if any planning permission or building regulations were required and obtained for any alterations.

**ENTRANCE HALL** Useful store closet

**LIVING ROOM 14'1" x 11' (4.3m x 3.35m)**

Open to dining area extension

**DINING AREA EXTENSION 11'8" x 8'8" (3.56m x 2.64m)**

Bi-fold doors lead to rear garden

**KITCHEN 11'2" x 7'9" (3.4m x 2.36m)**

Selection of wall and base units, worktops, built in double oven, separate hob and extractor, integrated dishwasher, plumbed for washing machine.

**BEDROOM 1 11' x 9'4" (3.35m x 2.84m)****BEDROOM 2 8'7" x 8'2" (2.62m x 2.5m)**

Understairs store, housing boiler

**BATHROOM** Three piece white suite, fitted over bath shower

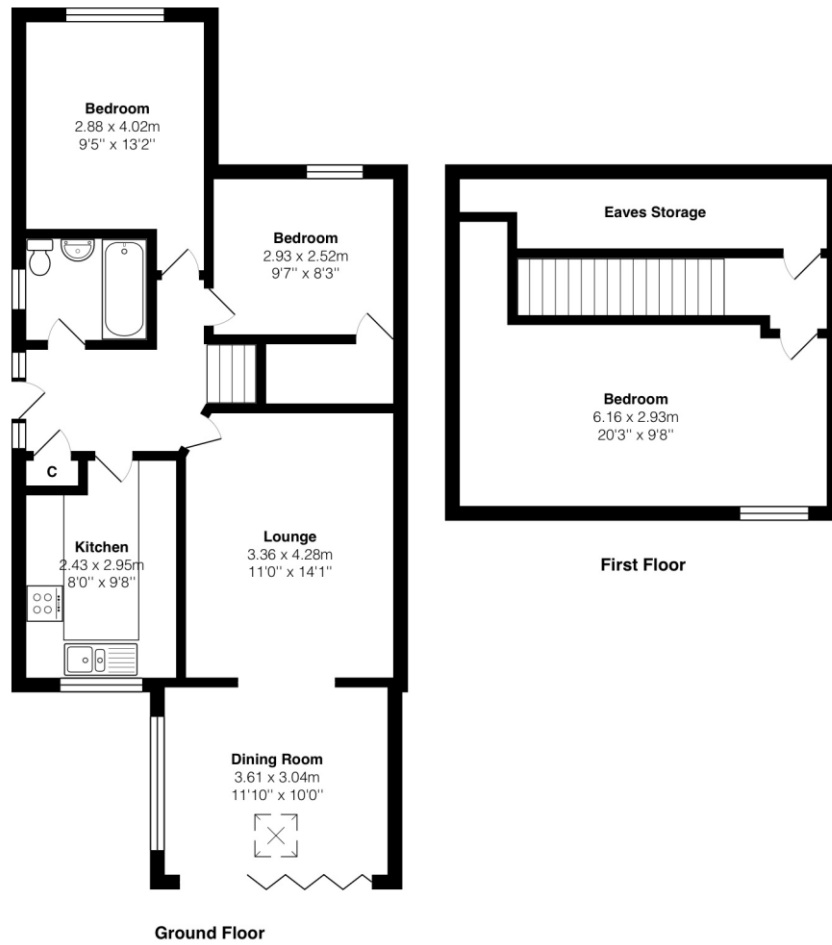
**FIRST FLOOR DORMER 12'1" x 9'6" (3.68m x 2.9m)**

Useful store room off

**OUTSIDE** Drive to garage, pleasant good size garden to rear, garden to front

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: 91.3 m<sup>2</sup> ... 983 ft<sup>2</sup> (excluding eaves storage)

All measurements are approximate and for display purposes only