



## 358 Kings Road, Wrose, Bradford, BD2 1NH

END TOWN HOUSE - Within walking distance of Swain House Primary and Poplars Farm Primary, along with Hanson Academy, opposite WROSE HEALTH CENTRE. Currently providing THREE BEDROOM 'FAMILY SIZED' accommodation. The off road parking, modern kitchen/ living room and pleasant gardens further add to the appeal here. Forming part of this ever popular locality, handy for many amenities in and around Five Lane Ends and Wrose. Contact Robert Watts to arrange YOUR viewing TODAY.

**£170,000**

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**COUNCIL TAX Bradford**

Band A

**TENURE** Freehold

**ENTRANCE HALL**

**LIVING ROOM / KITCHEN 19'6" (5.94) max overall x 17'9" (5.4) max reducing to 11'8" (3.56)**

Patio doors lead to rear garden

**KITCHEN AREA** Modern wall and base units, work tops, sink unit, built in double oven and microwave, separate hob and extractor - plumbed for washing machine

**LANDING** Access to part boarded loft

**BEDROOM 1 11'5" (3.48) x 9'1" (2.77) both max excl robes**

Fitted wardrobes

**BEDROOM 2 12'5" x 8'2" (3.78m x 2.5m)**

**BEDROOM 3 8'4" (2.54) x 6'7" (2) plus recess**

With two windows

**BATHROOM** Two piece suite, over bath shower, fully tiled walls - separate WC

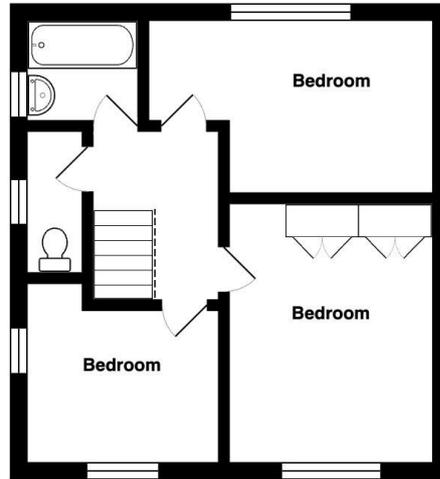
**OUTSIDE** Drive to front/side - pleasant gardens front and rear

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.





Ground Floor



First Floor

Total Area: 64.7 m<sup>2</sup> ... 697 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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