



56 Wrose Road, Bradford, West Yorkshire, BD2 1LP

Much cared for and very well presented SEMI-DETACHED occupying an enviable CORNER PLOT which lends itself to extension (subj to PP) This fine THREE BEDROOM, TWO RECEPTION ROOM example will appeal to a variety of buyers including young families. The DRIVE, GARAGE and WELL KEPT GARDENS further add to the appeal here. Forming part of this super handy location with easy access to many local amenities and schools.

Contact Robert Watts to arrange your viewing today.

£240,000

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 C

TENURE Freehold

ENTRANCE HALL

LOUNGE 12'5" x 11' (3.78m x 3.35m)

Laminate flooring, open arch to...

DINING AREA 11' x 10'7" (3.35m x 3.23m)

Laminate flooring, patio doors to rear garden

KITCHEN 13'2" x 5'8" (4.01m x 1.73m)

Selection of wall and base units, work tops, sink unit, built in oven, hob and extractor, tiled floor, under stairs store

SIDE PORCH Plumbed for auto washer

BEDROOM ONE 10'8" x 10'9" (max) (3.25m x 3.28m (max))

BEDROOM TWO 11' x 10'7" (3.35m x 3.23m)

BEDROOM THREE 5'9" x 5'9" (1.75m x 1.75m)

Access to loft, please note limited dimensions of this room

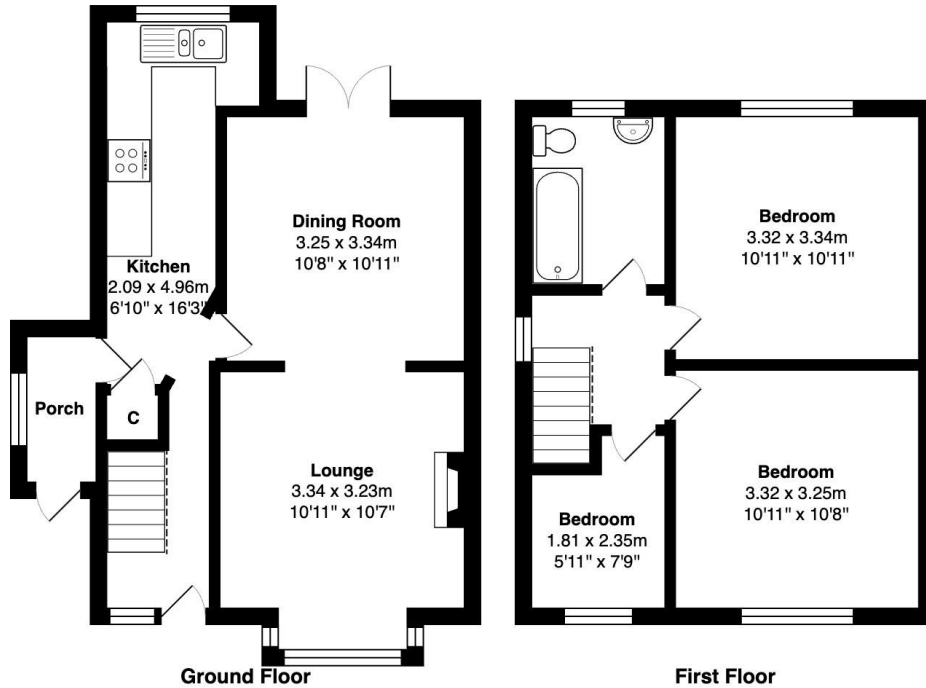
BATHROOM/WC 3 piece modern white suite, fitted over bath shower and screen, fully tiled walls, tiled floor

OUTSIDE Very pleasant gardens, outdoor tap

PARKING Driveway to garage

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: 74.5 m² ... 802 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

01274 614804
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