



88 Poplars Park Road, Bradford, BD2 1FQ

NO CHAIN – Keepmoat Homes built modern semi-detached known as the Bamburgh – THREE BEDROOMS (one en-suite) - THREE FLOORS - Copious modern features are built in here for YOUR BENEFIT! Including: high energy efficiency , EV charge point , ample built in appliances , top floor master suite. Forming part of this ever popular locality, offering access to: MULTIPLE SCHOOLS, FRIZINGHALL TRAIN STATION , ALDI, COSTA and multiple amenities along Canal Road. Contact Robert Watts to arrange YOUR VIEWING today.

£230,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold

ENTRANCE HALL Guest WC off

KITCHEN DINER 13'3" x 11'5" (4.04m x 3.48m)

Modern wall and base units, work tops, sink unit, tiled floor - appliances include: oven & hob, fridge freezer, dishwasher, washing machine

LIVING ROOM 13'3" x 11'5" (4.04m x 3.48m)

Useful store, patio doors to rear garden

LANDING Useful store closet

BATHROOM Three piece white suite, over bath shower and screen, tiled floor, part tiled walls

BEDROOM 2 14'6" (4.42) max x 8'8" (2.64) max

BEDROOM 3 9'4" x 8' (2.84m x 2.44m)

STUDY Providing access to top floor master bedroom

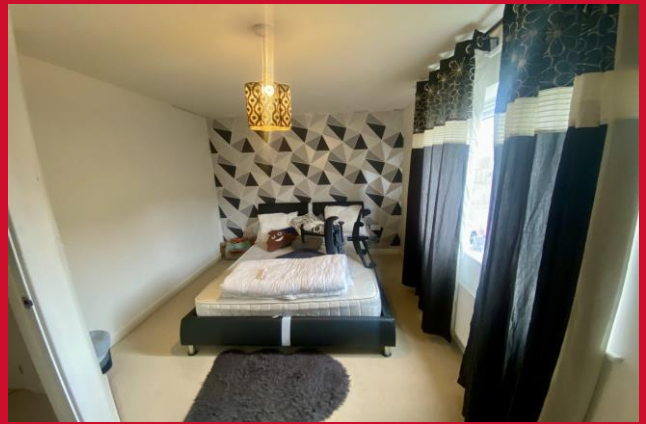
BEDROOM 1 14'1" x 13'1" (4.3m x 4m)

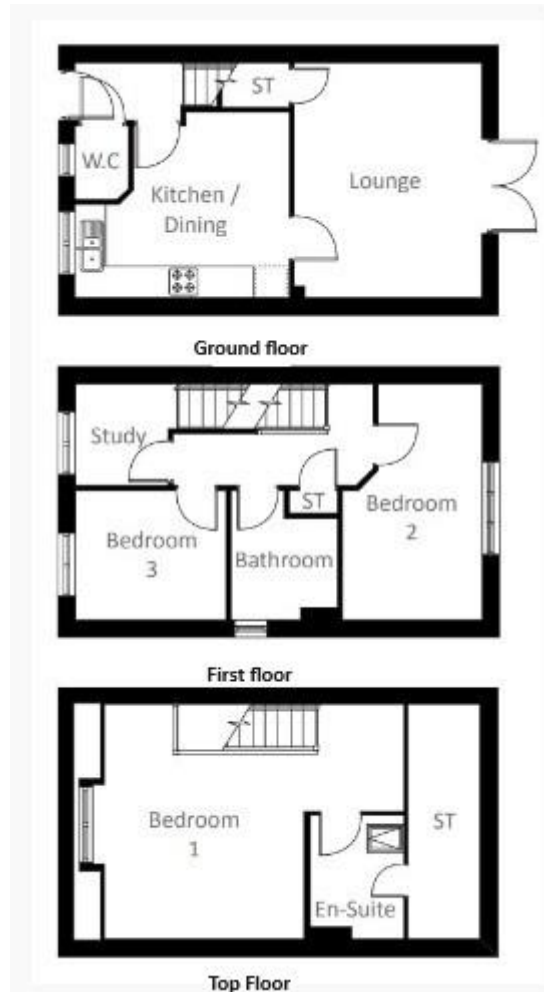
Top floor master suite - built in wardrobes

EN-SUITE SHOWER ROOM Shower cubicle, WC, wash basin - useful store closet

OUTSIDE Drive with EV charge point, 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+) A		96
(81-91) B	85	
(69-80) C		
(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	

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