



75 Ploughmans Croft, Bradford, West Yorkshire, BD2 1LE

POPULAR STYLE OF SEMI-DETACHED – forming part of this keenly sought after area - Walking distance to POPLARS FARM PRIMARY and HANSON ACADEMY! Currently providing THREE BEDROOM “family sized” accommodation further enhanced by DRIVEWAY PARKING and gardens front and rear. A detailed inspection is essential to fully appreciate the accommodation on offer. Contact Robert Watts to arrange YOUR viewing today.

£175,000

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

f [RWEstateAgents](#) **t** [@robertwatts_](#)

[arla](#) | [propertymark](#) [naea](#) | [propertymark](#)

75 Ploughmans Croft, Bradford, West Yorkshire, BD2 1LE

COUNCIL TAX Bradford

Band B

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 15'2" x 11'5" (4.62m x 3.48m)

KITCHEN 14'7" x 8'7" (4.45m x 2.62m)

Selection of wall and base units, work tops, sink unit, plumbed for washing machine - useful understairs store - patio doors to rear garden

LANDING Access to loft space

BEDROOM 1 13'5" x 7'8" (4.1m x 2.34m)

BEDROOM 2 10'5" x 7'9" (3.18m x 2.36m)

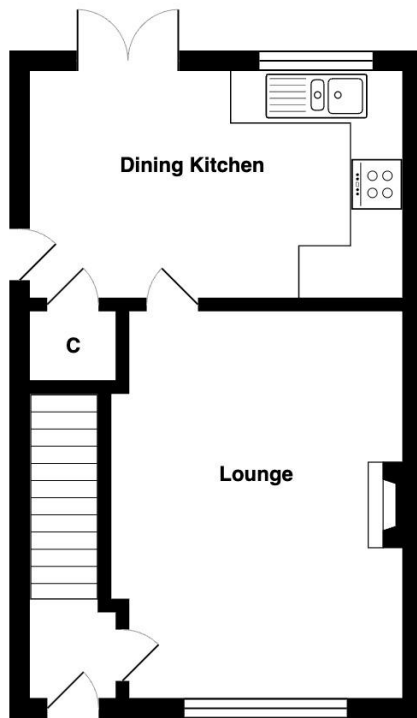
BEDROOM 3 7'3" x 6'4" (2.2m x 1.93m)

BATHROOM Three piece white suite, over bath shower and screen

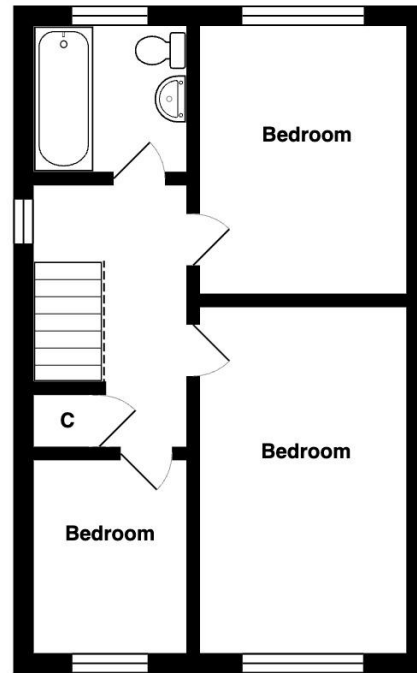
OUTSIDE Drive, gardens front and rear

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: 63.8 m² ... 687 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	67	
(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
 highfield@robertwatts.co.uk
 robertwatts.co.uk
 Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

RWEstateAgents
 @robertwatts_

arla | propertymark naea | propertymark