



48 Ploughmans Croft, Bradford, 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, well presented THREE BEDROOM “family sized” accommodation further enhanced by a CONSERVATORY and DRIVEWAY PARKING for two cars. A detailed inspection is essential to fully appreciate the accommodation on offer. Contact Robert Watts to arrange YOUR viewing today.

Offers Over £180,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 14'2" x 11'3" (4.32m x 3.43m)

Useful understairs store, wooden flooring

KITCHEN 14'6" x 10'6" (4.42m x 3.2m)

Selection of wall and base units, granite work tops, sink unit, built in oven, hob and extractor - plumbed for washing machine

CONSERVATORY 13'2" x 8'4" (4.01m x 2.54m)

LANDING Access to loft space

BEDROOM 1 12'7" x 7'4" (3.84m x 2.24m)

BEDROOM 2 12'3" max x 9'5" (3.73m max x 2.87m)

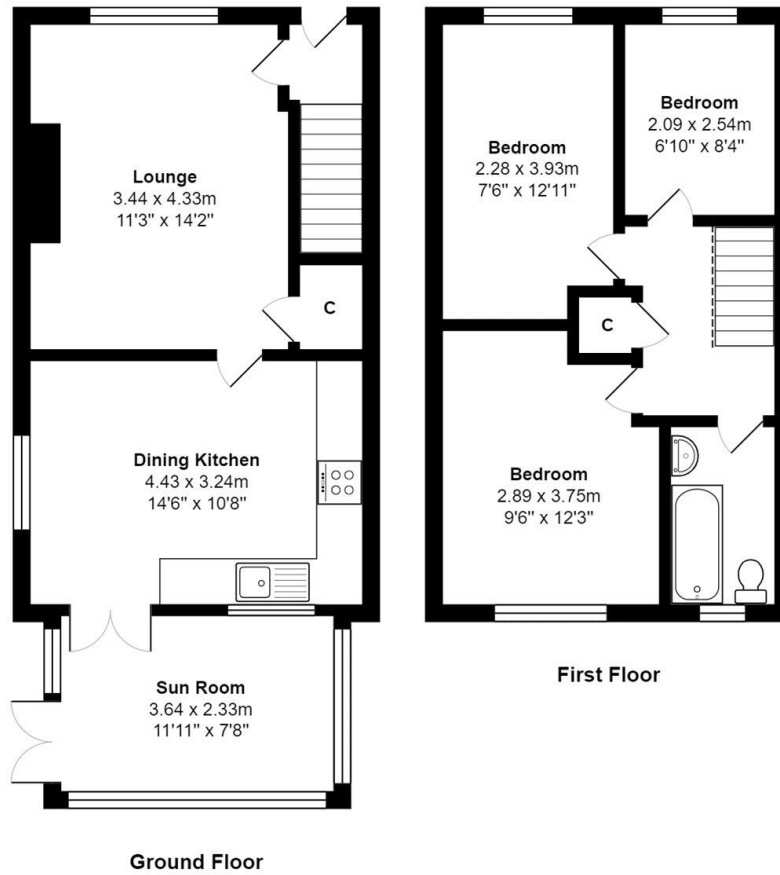
BEDROOM 3 8'3" x 6'8" (2.51m x 2.03m)

BATHROOM Three piece white suite, part tiled walls

OUTSIDE Drive to 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.





Total Area: 77.6 m² ... 835 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		84
(69-80) C		
(55-68) D	67	
(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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