



## 9 Ploughmans Croft, Poplars Park, 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 SPLENDID split level REAR GARDEN and DRIVEWAY PARKING for two cars. A detailed inspection is essential to fully appreciate the accommodation on offer. Contact our Highfield Road office to arrange YOUR viewing today.

Offers Over £170,000

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

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**COUNCIL TAX Bradford**

Band C

**TENURE Freehold****ENTRANCE HALL** Laminate flooring**LIVING ROOM 14'2" x 11'3" (4.32m x 3.43m)**

Feature fire surround, useful understairs store

**KITCHEN DINER 14'6" x 10'5" (4.42m x 3.18m)**

Selection of wall and base units, work tops, sink unit, built in oven, hob and extractor - patio doors to rear garden

**LANDING** Access to loft space**BEDROOM 1 10'6" x 7'4" (3.2m x 2.24m)**

Built in wardrobes

**BEDROOM 2 10'4" x 9'3" (3.15m x 2.82m)**

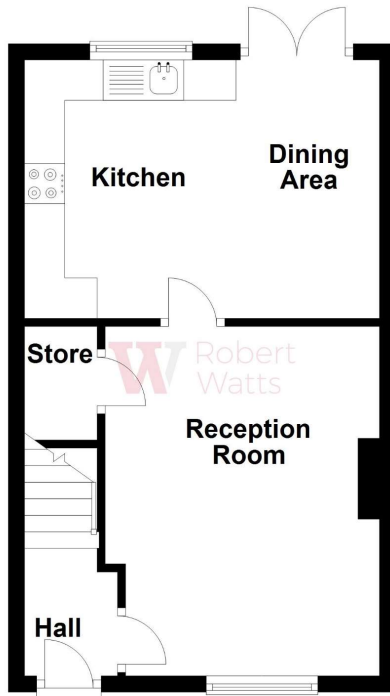
Built in wardrobes

**BEDROOM 3 8'3" (2.51) x 6'9" (2.06) both max excl stairhead****BATHROOM** Three piece white suite, over bath shower**OUTSIDE** Drive parking, pleasant split level rear garden

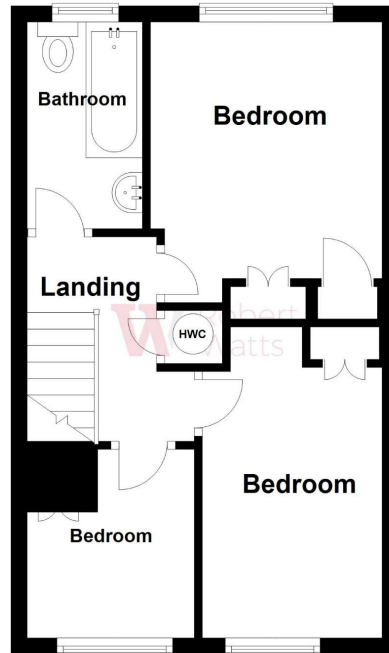
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



Please note this is a guide only and should not be relied upon for accurate measurements.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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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