



402 Kings Road, Bradford, West Yorkshire, BD2 1NH

FAST TRACK SALE- QUICKER COMPLETION: Ask for further information.

NO CHAIN – Family sized semi-detached occupying an ENVIABLE CORNER PLOT. Recent improvements include: NEW ROOM, NEW BOILER, UPDATED BATHROOM – currently providing FIVE BEDROOM (2 ground floor) accommodation that will appeal to a variety of buyers, especially young families. The 26FT LIVING/DINING ROOM, CONSERVATORY, UTILITY ROOM and PLEASANT GARDENS further add to the appeal here. Forming part of this keenly sought after part of Wrose, handy for village amenities and offering access to both SHIPLEY and BRADFORD. Contact Robert Watts to arrange YOUR VIEWING today.

£250,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold

FAST TRACK This property benefits from a fast track legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to pay £360 on a non refundable basis before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

PORCH Leads to hallway

HALLWAY Under stairs store

LIVING / DINING ROOM 26'6" (8.08) max overall x 11' (3.35) max

Laminate flooring - access to conservatory

CONSERVATORY 13' x 8'9" (3.96m x 2.67m)

KITCHEN 9'7" x 8'6" (2.92m x 2.6m)

Selection of wall and base units, work tops, sink unit, integrated fridge, "range" style cooker included, tiled floor

UTILITY ROOM / SIDE ENTRANCE Plumbed for washing machine - WC off

GROUND FLOOR BEDROOM 5 10'6" x 7'9" (3.2m x 2.36m)

GROUND FLOOR BEDROOM 4 10'7" x 9'8" (3.23m x 2.95m)

LANDING Access to loft space via pull down ladder - boarded with light

BEDROOM 1 13'9" x 10'5" (4.2m x 3.18m)

BEDROOM 2 11'5" x 9'7" (3.48m x 2.92m)

BEDROOM 3 9'8" x 6'5" (2.95m x 1.96m)

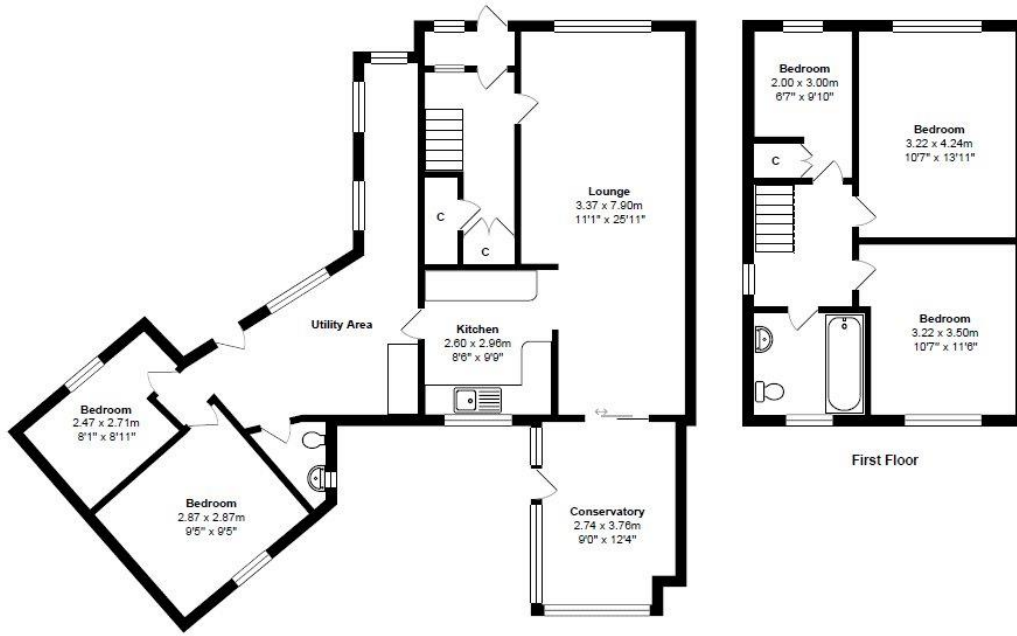
Store closet

BATHROOM Three piece modern white suite, over bath shower and screen

OUTSIDE Ample gardens to front, side and rear - off road parking for 2/3 cars

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: 131.2 m² ... 1412 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		
(69-80) C		80
(55-68) D	64	
(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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