



44 Kings Drive, Bradford, BD2 1PX

NO CHAIN – SEMI-DETACHED TRUE BUNGALOW – TWO BEDROOMS – GARAGE (restricted access)
Occupying an enviable CUL-DE-SAC (vehicular) PLOT, a short walk from Claremont Rec and offering access to the many amenities in Wrose village. Of likely appeal to a variety of buyers, especially those looking to downsize. Contact Robert Watts to arrange your viewing today.

Offers in the region of £160,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold

ENTRANCE VESTIBULE

INNER HALL

LIVING ROOM 13'9" x 11'5" (4.2m x 3.48m)

KITCHEN 11'1" x 9'7" (3.38m x 2.92m)

Selection of wall and base units, work tops, sink unit

BATHROOM Two piece suite - separate WC

BEDROOM 1 11'1" (3.38) plus robes x 9'7" (2.92)

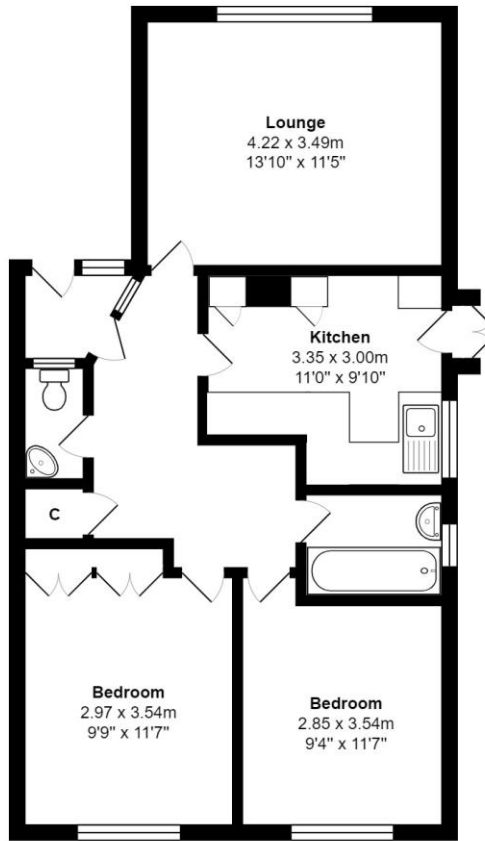
Built in wardrobes

BEDROOM 2 9'4" x 9'2" (2.84m x 2.8m)

OUTSIDE Drive to garage, 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

Total Area: 62.8 m² ... 676 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		83
(69-80) C		
(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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