



## 10 Kingsdale Avenue, Bradford, BD2 4DE

MATURE SEMI DETACHED occupying an enviable plot with clear potential to further extend (subject to PP). Currently providing THREE BEDROOM accommodation and boasting a 23FT RECEPTION ROOM. This fine example is further enhanced by an EXTENDED MODERN KITCHEN, AMPLE PARKING and MAINLY LOW MAINTENANCE GARDENS. Forming part of this ever popular locality, just off Bolton Road. Contact Robert Watts to arrange YOUR viewing today.

**£190,000**

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## **COUNCIL TAX Bradford**

Band B

**TENURE** Freehold

## **ENTRANCE HALL**

**LIVING ROOM 23' max x 10'9" (7m max x 3.28m)**

**EXTENDED KITCHEN 16'1" x 7'8" (4.9m x 2.34m)**

Modern wall and base units, worktops, sink unit, built in oven, hob and extractor, plumbed for washing machine and dishwasher

## **LANDING**

**BEDROOM1 12'6" x 11'2" (3.8m x 3.4m)**

**BEDROOM 2 10'7" x 9'5" (3.23m x 2.87m)**

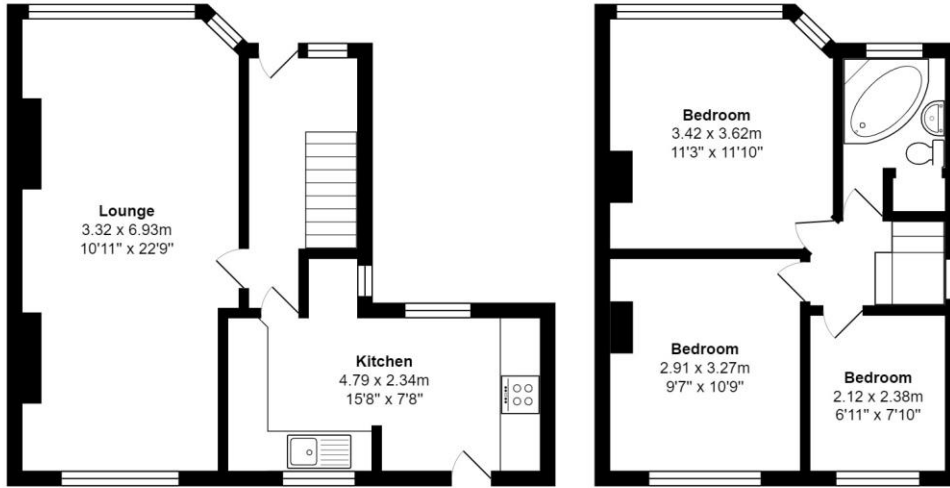
**BEDROOM 3 7'7" x 6'9" (2.3m x 2.06m)**

**BATHROOM** Three piece white suite, corner bath with shower over

**OUTSIDE** Ample parking, pleasant mainly low maintenance gardens

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: 75.3 m<sup>2</sup> ... 810 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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