



## **32 Kings Drive, Bradford, BD2 1PX**

For sale by Modern Method of Auction Starting Bid Price £150,000, plus Reservation Fee.

**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.

**Starting Bid £150,000**

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# 32 Kings Drive, Bradford, BD2 1PX

## **COUNCIL TAX Bradford**

Band C

## **TENURE Freehold**

**AUCTION TERMS** This property is for sale by the Modern Method of Auction. Should you view, offer, or bid on the property, your information will be shared with the Auctioneer, iamsold. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability, and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property

**ENTRANCE** Direct access to kitchen

## **KITCHEN 11' x 9'9" (3.35m x 2.97m)**

Selection of wall and base units, built in oven, separate hob and extractor

## **LOUNGE 13'4" x 11'3" (4.06m x 3.43m)**

## **INNER HALLWAY**

## **BEDROOM ONE 10'7" (3.23) plus robes x 9'6" (2.9)**

Fitted wardrobes

## **BEDROOM TWO 8' (2.44) plus robes x 6'9" (2.06)**

Built in wardrobes

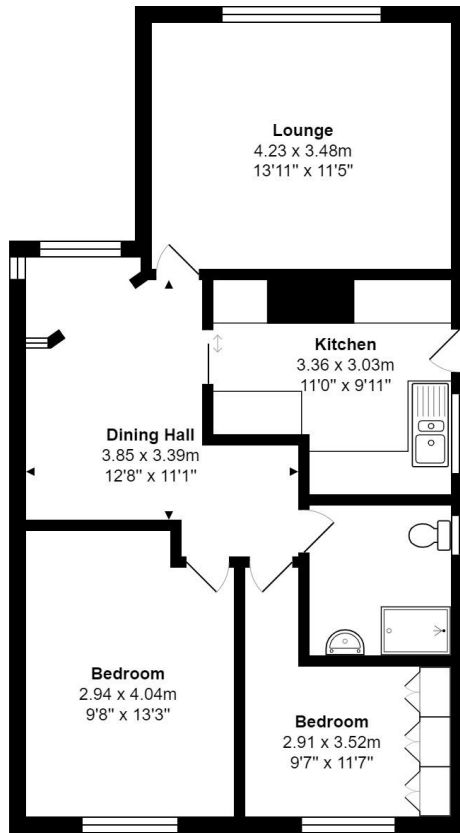
**SHOWER ROOM** Shower cubicle, W.C, wash basin and fully tiled walls

**OUTSIDE** Drive to garage (restricted access) and 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.







Ground Floor

Total Area: 61.6 m<sup>2</sup> ... 663 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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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