



37 Plumpton Walk, Wrose, Bradford, BD2 1PB

SWIFTMOVE SALE- QUICKER COMPLETION: Ask for further information

NO CHAIN – SEMI DETACHED – ENVIABLE CUL-DE-SAC PLOT - currently providing TWO BEDROOM accommodation. The drive, garage and good size rear garden further add to the appeal here. Within walking distance of Wrose Village amenities, including Low Ash Primary and offers access to both Five Lane Ends and Shipley. Contact Robert Watts to arrange your viewing today.

Offers Over £160,000

T 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk
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COUNCIL TAX Bradford

Band B

TENURE Freehold

SWIFTMOVE This property benefits from a Swiftmove 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 sign an agreement to pay £420 inc vat for the pack on completion before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

ENTRANCE HALL

LIVING ROOM 13'2" (4.01) max x 13' (3.96) max

KITCHEN DINER 16' x 7'1" (4.88m x 2.16m)

Selection of wall and base units, work tops, sink unit - useful understairs store

LANDING Access to loft

BEDROOM 1 12' (3.66) plus robes x 10' (3.05)

Built in wardrobes

BEDROOM 2 10'4" (3.15) x 7'9" (2.36) plus robes

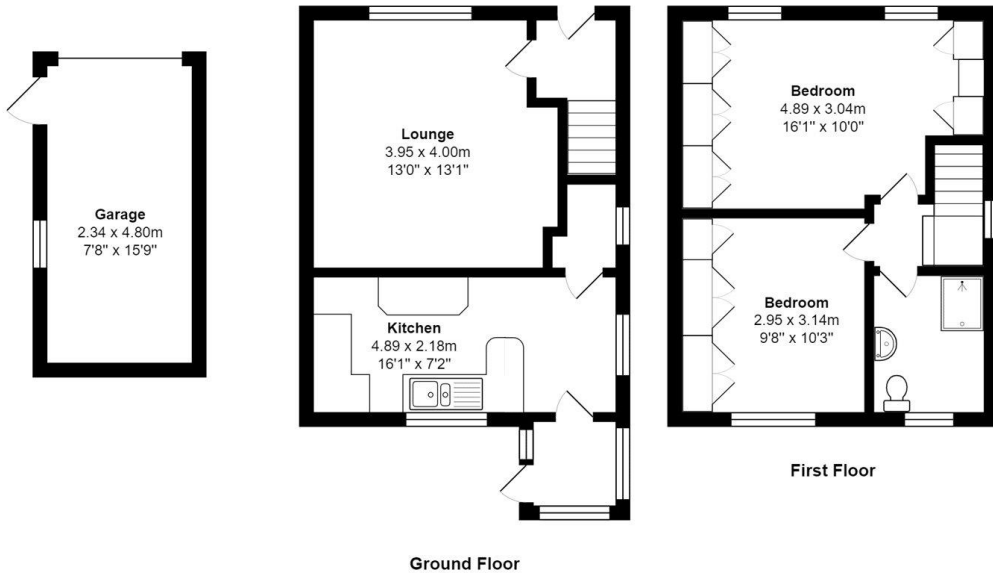
Built in wardrobes

SHOWER ROOM Shower cubicle , wash basin , WC

OUTSIDE Drive to garage, 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.





Total Area: 75.2 m² ... 810 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		85
(69-80) C		
(55-68) D	68	
(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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