



7 Derwent Road, Bradford, BD2 4HR

NO CHAIN – WOW FACTOR! Do not confuse this superior semi-detached with more modest examples. Rest assured this impressive THREE BEDROOM , TWO RECEPTION ROOM home will impress even the most discerning, you won't see many (if any) like this! – Occupying a larger than average plot, the interior has a designer look and feel that will appeal to many. The exterior is where this fine example truly stands tall, the time, effort and money invested here has created a special space, designed for entertaining or relaxing, the two sizeable multi-purpose outbuildings further add to the appeal here. Contact Robert Watts to arrange YOUR VIEWING today.

Offers in excess of £250,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 14'5" x 11'7" (4.4m x 3.53m)

Open to dining room

DINING ROOM 9'9" x 9'3" (2.97m x 2.82m)

CONSERVATORY 10' x 9'9" (3.05m x 2.97m)

KITCHEN 12'9" x 8'3" (3.89m x 2.51m)

Selection of wall and base units, worktops, sink unit

LANDING

BEDROOM 1 13'9" (4.2) x 8'9" (2.67) plus robes

Built in wardrobes

BEDROOM 2 11'9" x 11' (3.58m x 3.35m)

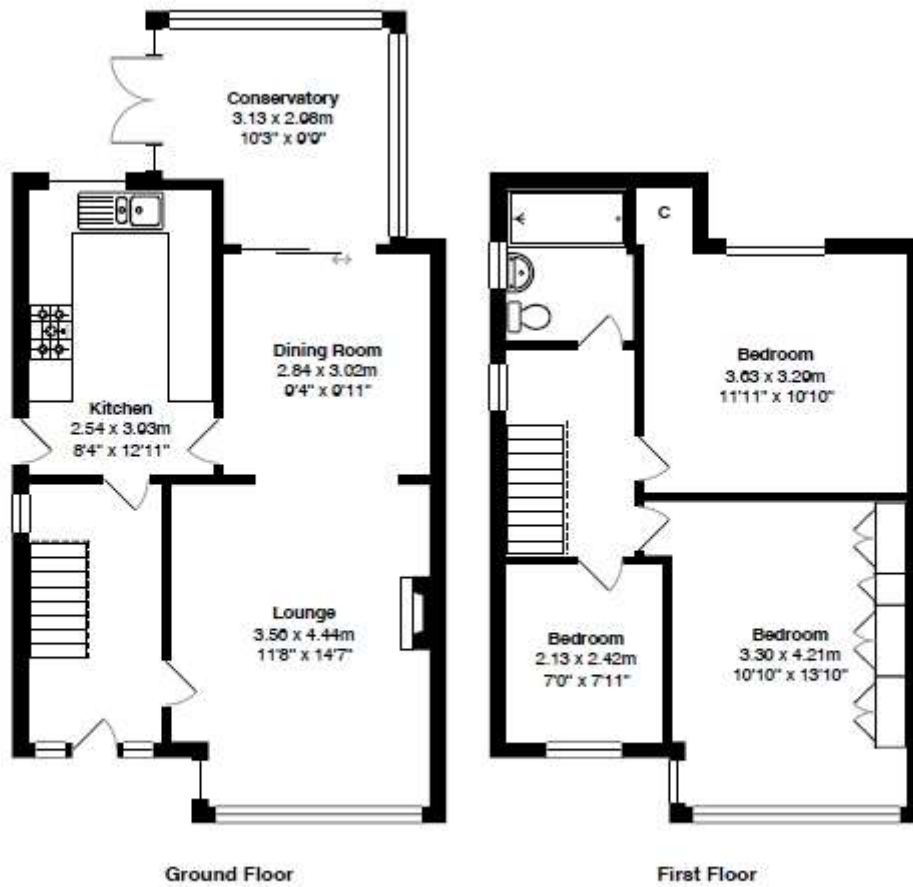
BEDROOM 3 8' (2.44) x 7'8" (2.34) both max

SHOWER ROOM Shower cubicle, WC and wash basin - fully tiled walls

OUTSIDE Drive to garage with power and light, tiered garden to front - to the rear is a truly impressive, good size rear garden designed for entertaining or relaxing - there are two sizeable multi-purpose outbuildings along with space for a hot tub

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: 93.7 m² ... 1008 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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