



## 20 Kings Drive, Bradford, BD2 1PX

NO CHAIN – SEMI-DETACHED TRUE BUNGALOW – TWO BEDROOMS – GARAGE (restricted access) – RESIN DRIVEWAY. 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.

**£200,000**

**T** 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk  
Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

**f** RWEstateAgents **t** @robertwatts\_

arla | propertymark naea | propertymark

## 20 Kings Drive, Bradford, BD2 1PX

**PROBATE SALE** This property is subject to a probate application being granted, probate has been applied for - please be aware exchange of contracts cannot take place until probate has been granted.

**ENTRANCE HALL** Access to loft with W.C off and useful store closet

**LOUNGE 13'7" x 10'5" (4.14m x 3.18m)**

**KITCHEN 11'1" x 11'1" (3.38m x 3.38m)**

Selection of wall and base units, worktops with sink unit, built in oven, hob and extractor. Plumbed for automatic washer

**BEDROOM ONE 13'1" plus robes x 9'6" (4m plus robes x 2.9m)**

Built in wardrobe

**BEDROOM TWO 10'1" x 9'4" (3.07m x 2.84m)**

**BATHROOM** Two piece suite with bath and wash basin with separate W.C

**OUTSIDE** Resin drive to garage and pleasant gardens front and rear

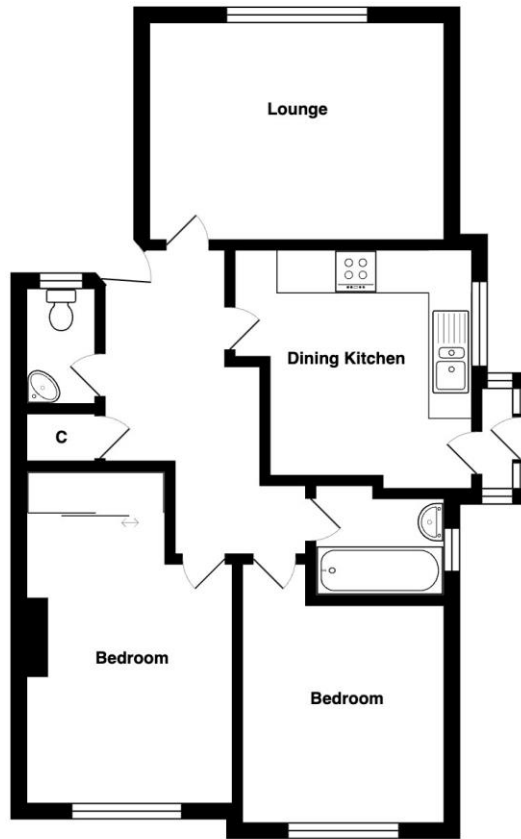
**COUNCIL TAX Bradford**

Band C

**TENURE** Freehold

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: 63.0 m<sup>2</sup> ... 678 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>87</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

01274 614804 
 highfield@robertwatts.co.uk 
 robertwatts.co.uk  
 Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

RWEstateAgents 
 @robertwatts\_

arla | propertymark    naea | propertymark