



473 Kings Road, Wrose, Bradford, BD2 1ND

Semi-detached true bungalow forming part of this keenly sought after street, where properties of this calibre do not remain "for sale" for long!. Currently providing TWO BEDROOM well presented accommodation. Of likely appeal to a variety of buyers we feel this fine example will impress many! The drive, garage(currently restricted access) and pleasant gardens further add to the appeal here. Contact Robert Watts to arrange YOUR VIEWING today.

£230,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold

ENTRANCE HALL Useful store closet

LIVING ROOM 16' max x 11'1" (4.88m max x 3.38m)

KITCHEN 10' x 9'5" (3.05m x 2.87m)

Selection of wall and base units, work tops, sink unit, plumbed for washing machine - patio doors to rear garden

BEDROOM 1 11'5" (3.48) x 7'9" (2.36) plus robes

Built in wardrobes

BEDROOM 2 11' (3.35) x 8' (2.44) both max

Useful store closet

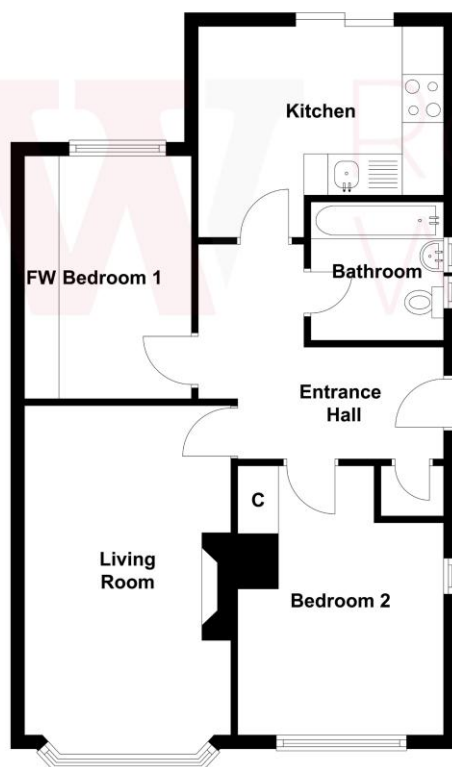
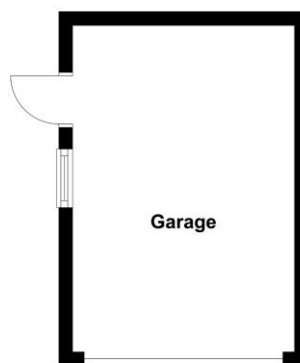
BATHROOM Three piece suite, over bath shower, vanity wash basin and WC

OUTSIDE Drive to garage (currently restricted access), 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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	69	
(55-68) D		
(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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