



### **37 Kingsdale Drive, Bradford, BD2 4DB**

**NO CHAIN** – Semi-detached TRUE BUNGALOW currently providing TWO BEDROOM accommodation which is further enhanced by a good size conservatory. Occupying an enviable CUL-DE-SAC plot and forming part of this ever popular part of BD2. The drive, garage and pleasant gardens further add to the appeal here. Contact Robert Watts to arrange YOUR VIEWING today.

**£160,000**

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### **COUNCIL TAX Bradford**

Band B

### **TENURE Freehold**

### **ENTRANCE HALL**

### **LIVING ROOM 14'4" x 10'9" (4.37m x 3.28m)**

### **KITCHEN 10'5" x 7'9" (3.18m x 2.36m)**

Selection of wall and base units, worktops, sink unit, built in oven, hob and extractor - plumbed for washing machine - access to conservatory

### **CONSERVATORY 13' x 10'5" (3.96m x 3.18m)**

A good size conservatory providing access to the rear garden

### **BEDROOM 1 14'5" max x 10'9" (4.4m max x 3.28m)**

### **BEDROOM 2 8'8" x 8'7" (2.64m x 2.62m)**

### **BATHROOM** Three piece suite, part tiled walls

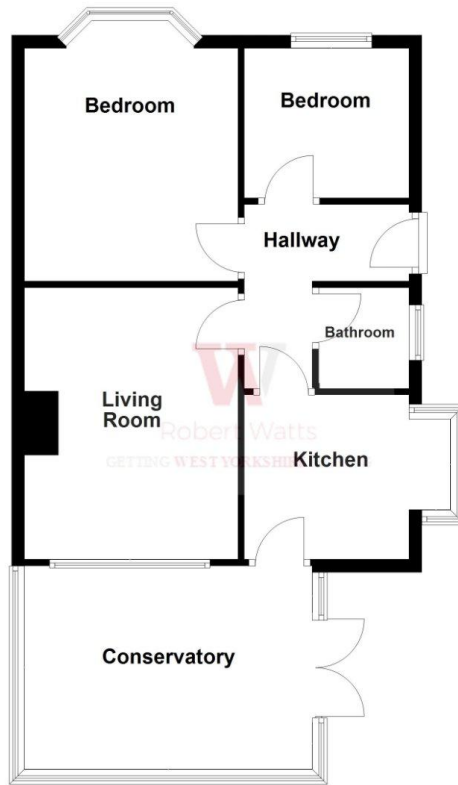
### **OUTSIDE** Drive to garage, gardens front and rear

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.





### Accommodation



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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