



3 Royal Gardens, Bradford, BD9 6LQ

Generously sized semi-detached currently providing THREE BEDROOM family sized accommodation. Of likely appeal to a variety of buyers including first time... The good size KITCHEN DINER, GUEST WC, TANDEM DRIVE and PLEASANT ENCLOSED REAR GARDEN further add to the appeal here. Occupying an enviable CUL-DE-SAC plot which forms part of this ever popular part of BD9 handy for schools and amenities. Contact Robert Watts to arrange YOUR VIEWING today.

£185,000

3 Royal Gardens, Bradford, BD9 6LQ

COUNCIL TAX Bradford

Band B

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 13'7" x 12'8" (4.14m x 3.86m)

KITCHEN DINER 13'8" x 12'7" (4.17m x 3.84m)

Selection of wall and base units, work tops, sink unit, plumbed for washing machine - two useful store closets

REAR HALL Guest WC off

LANDING Access to part boarded loft space

BEDROOM 1 14' x 8'8" (4.27m x 2.64m)

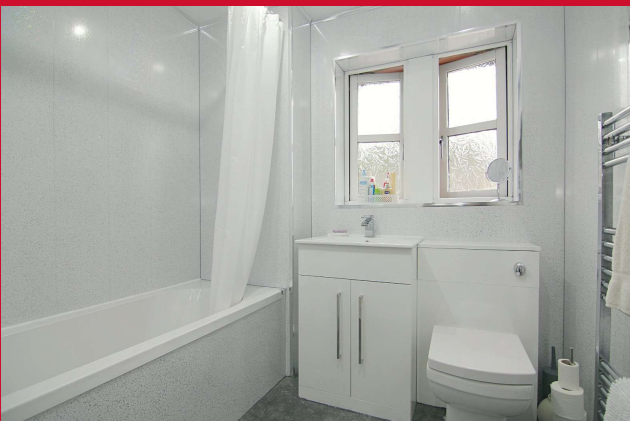
BEDROOM 2 13'5" x 8'7" (4.1m x 2.62m)

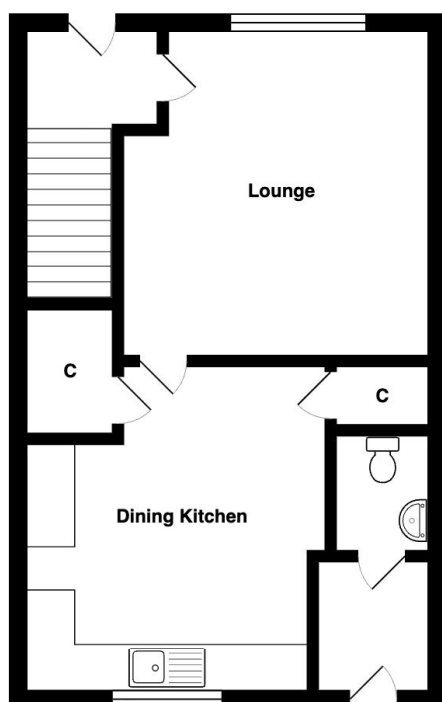
BEDROOM 3 9'9" x 7'2" (2.97m x 2.18m)

BATHROOM Three piece modern suite, decorative clad walls

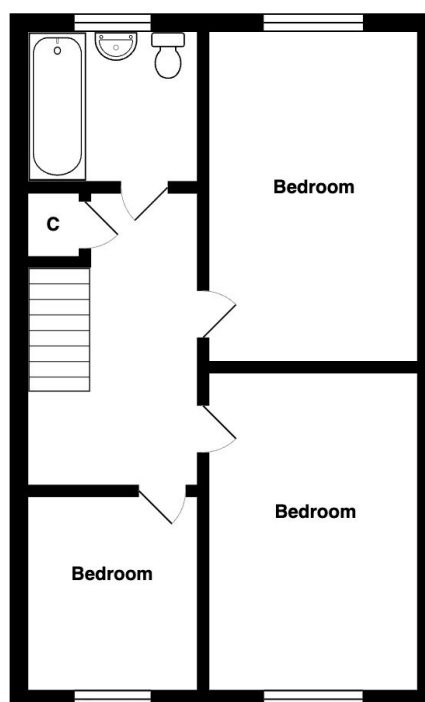
OUTSIDE Tandem driveway offering parking for upto two cars, pleasant enclosed garden to rear

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



First Floor

Total Area: 86.3 m² ... 929 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		