



26 Kings Drive, Wrose, Bradford, BD2 1PX

NO CHAIN – Semi-detached TRUE BUNGALOW – Many recent improvements including: RE-WIRE, NEW KITCHEN, NEW BOILER, NEW FLOORING and DÉCOR. Rest assured the hard works has been done here, so YOU don't have to! This fine TWO BEDROOM example is further enhanced by: DRIVE, GARAGE and LOW MAINTENANCE GARDENS. Forming part of this ever popular cul-de-sac just off Wrose Road, handy for Wrose village amenities and for travel to both Shipley and Bradford. Contact Robert Watts to arrange YOUR VIEWING today.

£185,000

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ENTRANCE HALL Closet housing boiler

LIVING ROOM 14'1" x 11'4" (4.3m x 3.45m)

KITCHEN 9'6" x 8' (2.9m x 2.44m)

Recently installed - modern wall and base units, contrasting work tops, sink unit, space for washing machine

BEDROOM 1 11'5" x 9'5" (3.48m x 2.87m)

BEDROOM 2 10'9" x 8'1" (3.28m x 2.46m)

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

OUTSIDE Drive to garage, low maintenance gardens front and rear

COUNCIL TAX Bradford

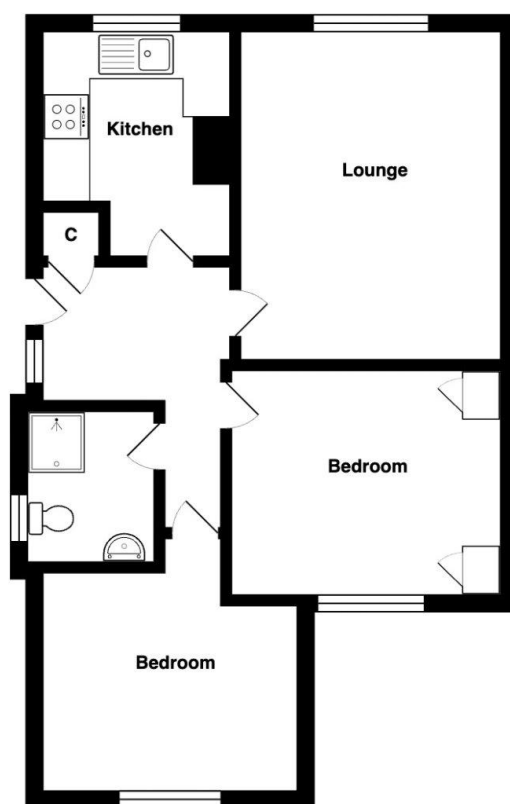
Band C

TENURE Freehold

AML Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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: 53.2 m² ... 573 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		