



44 Derwent Road, Bradford, BD2 4HR

SEMI-DETACHED TRUE BUNGALOW – occupying an enviable plot this fine TWO BEDROOM example boasts mature well-kept gardens, off road parking, a useful good size loft and good size kitchen diner. Forming part of this ever popular part of BD2 – just off Bolton Road. Contact Robert Watts to arrange YOUR VIEWING today.

£160,000

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SIDE PORCH Direct into kitchen

KITCHEN 11'9" x 10'9" (3.58m x 3.28m)

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

INNER HALL Access to loft via pull down ladder

LOFT SPACE Fully boarded and decorated, Velux window, built in storage

LOUNGE 13'1" x 10'1" (4m x 3.07m)

BEDROOM ONE 14' (4.27) x 10'1" (3.07) both max ex robes

Fitted wardrobes

BEDROOM TWO 10'8" (3.25) x 8'9" (2.67) both max ex robes

Fitted wardrobes

SHOWER ROOM Shower cubicle, W.C, wash basin, fully tiled walls and tiled floor

COUNCIL TAX Bradford

Band C

TENURE Freehold


OUTSIDE Drive, very pleasant gardens front and rear – under house store with power and light

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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