



414 Kings Road, Wrose, Bradford, BD2 1NA

NO CHAIN - extended semi-detached TRUE BUNGALOW. Understandably sought after part of Wrose! This well presented example currently provides two / three bedroom accommodation and is further enhanced by a good size conservatory. The resin drive extends into the rear pathway and is further enhanced by a low maintenance rear garden along with a very pleasant front garden. Contact Robert Watts to arrange YOUR VIEWING today.

£240,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold

ENTRANCE HALL Access to loft space

LOFT SPACE Good size loft space, part boarded - housing boiler

LIVING ROOM 14' x 11' (4.27m x 3.35m)

CONSERVATORY 13'6" x 8'8" (4.11m x 2.64m)

KITCHEN 11' x 8' (3.35m x 2.44m)

Selection of wall and base units, work tops, sink unit - built in oven, hob and extractor

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

Access to occasional room, patio doors to conservatory

OCCASIONAL ROOM 7' x 7'1" (2.13m x 2.16m)

BEDROOM 2 9'6" x 9'3" (2.9m x 2.82m)

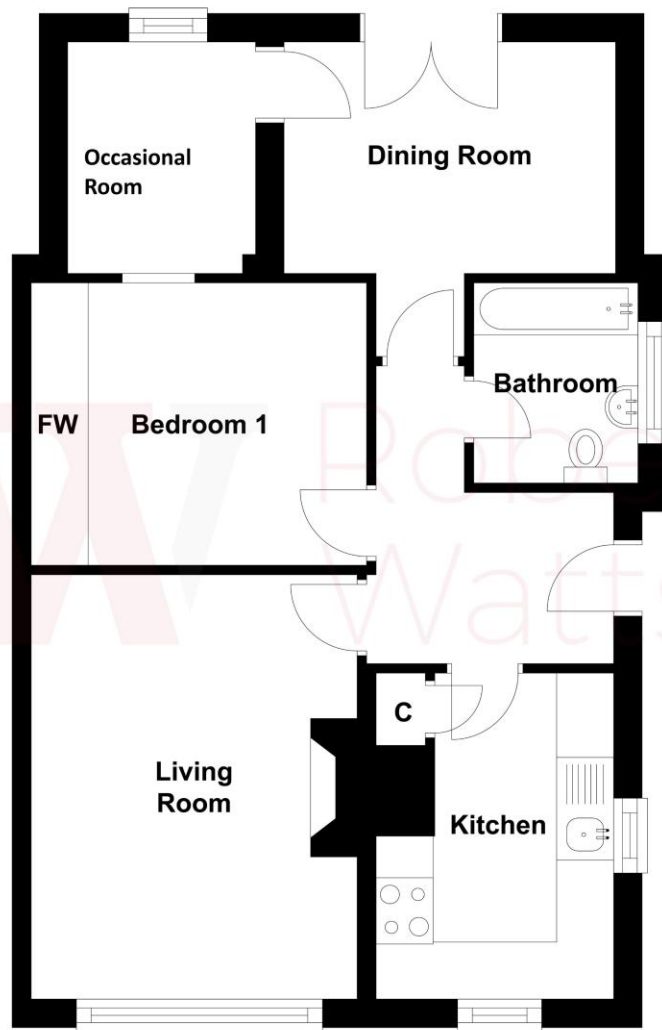
Fitted wardrobes, velux window and borrowed light from occasional room

SHOWER ROOM Shower cubicle, wash basin and WC - part tiled walls

OUTSIDE Resin driveway leads to garage, low maintenance rear garden, pleasant front garden

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 | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |