



## 18 Plumpton Drive, Wrose, Bradford, BD2 1PJ

Extended semi-detached of likely appeal to a variety of buyers, especially young families. This well presented example offers three / four bedroom accommodation which is further enhanced by: UTILITY ROOM , CONSERVATORY , DINING ROOM , SNUG/OFFICE/ OCCASIONAL BEDROOM. Recent improvements include: NEW ROOF, BOILER and DRIVE. Forming part of this ever popular part of Wrose offering access to local amenities and handy for travel to both SHIPLEY and BRADFORD. Contact Robert Watts to arrange YOUR VIEWING today.

**£240,000**

# 18 Plumpton Drive, Wrose, Bradford, BD2 1PJ

## **COUNCIL TAX Bradford**

Band C

## **TENURE Freehold**

## **PORCH**

**ENTRANCE HALL** Useful store closet

**LIVING ROOM 18'9" x 11'4" (5.72m x 3.45m)**

**CONSERVATORY 14'5" x 9'1" (4.4m x 2.77m)**

**KITCHEN 15'7" x 7'4" (4.75m x 2.24m)**

Wall and base units, worktops, sink unit, built in oven, hob and extractor

**DINING ROOM 8'9" x 7'3" (2.67m x 2.2m)**

**SNUG / OFFICE / OCCASIONAL BEDROOM 8'7" x 7'9" (2.62m x 2.36m)**

Providing access to store / workshop

**UTILITY ROOM 7' x 4' (2.13m x 1.22m)**

Sink unit, plumbed for washing machine

**LANDING** Useful store closet

**BEDROOM 1 19'5" (5.92) x 9'4" (2.84) reducing to 6'6" (1.98)**

Originally two separate rooms could convert back as doors and windows remain in place

**BEDROOM 2 10' x 9' (3.05m x 2.74m)**

**BATHROOM** Three piece white suite, fully tiled walls

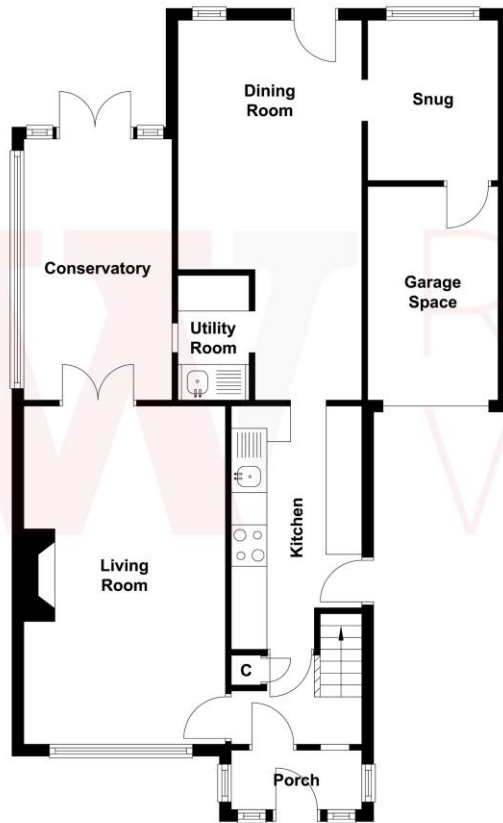
**OUTSIDE** Resin drive, very pleasant enclosed rear garden

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.





Ground Floor



First Floor



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |