



148 Poplars Park Road, Bradford, West Yorkshire, BD2 1FQ

NO CHAIN – Keepmoat Homes built modern semi-detached known as the Bamburgh – THREE BEDROOMS (one en-suite) - THREE FLOORS - Copious modern features are built in here for YOUR BENEFIT! Including: high energy efficiency, electronic blinds.. app controlled! EV charge point, ample built in appliances, top floor master suite. Forming part of this ever popular locality, offering access to: MULTIPLE SCHOOLS, FRIZINGHALL TRAIN STATION, ALDI, COSTA and multiple amenities along Canal Road. Contact Robert Watts to arrange YOUR VIEWING today.

£235,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold

COMMUNAL AREAS Our research shows an annual charge may be payable for upkeep of external communal areas, we are awaiting verification and details of cost, this information should be verified by your legal representative.

GROUND FLOOR

ENTRANCE HALL Guest WC off

KITCHEN DINER 13'4" x 11'5" (4.06m x 3.48m)

Modern wall and base units, work tops, sink unit - appliances include: oven & hob, fridge freezer, dishwasher, washing machine

LIVING ROOM 13'4" x 11'5" (4.06m x 3.48m)

Glazed patio doors to rear garden, useful understairs store

FIRST FLOOR

BEDROOM 2 12'5" (3.78) plus robes x 8'7" (2.62)

Built in wardrobes

BEDROOM 3 9'4" x 8'1" (2.84m x 2.46m)

BATHROOM Three piece suite, over bath shower and screen

TOP FLOOR

BEDROOM 1 14'6" x 13'1" (4.42m x 4m)

A generously sized main bedroom

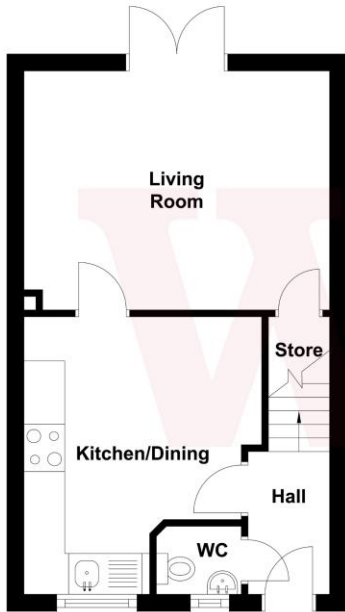
EN-SUITE SHOWER ROOM Shower cubicle, wash basin and WC - eaves store

OUTSIDE Pleasant gardens front and rear, drive to side

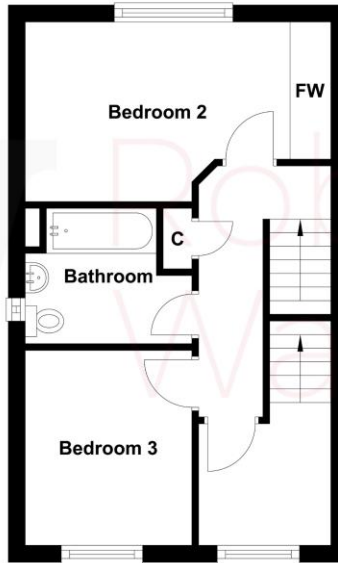
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



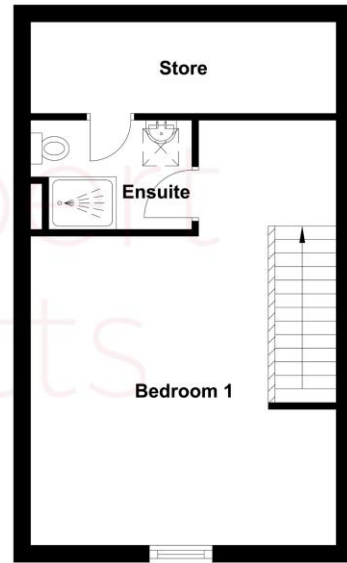
Ground Floor



First Floor



Second Floor



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		