



91 Kingsdale Crescent, Bradford, West Yorkshire, BD2 4DP

NO CHAIN – EXTENDED SEMI-DETACHED. Currently providing THREE BEDROOM, TWO RECEPTION ROOM family sized accommodation. Occupying an enviable CUL-DE-SAC plot... The DRIVE, GARAGE and MATURE GARDENS further add to the appeal here. Forming part of this ever popular part of BD2, handy for schools and local amenities. Contact Robert Watts to arrange YOUR VIEWING today.

Offers Over £190,000



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COUNCIL TAX Bradford

Band C

TENURE To be advised - this property is unregistered and we have not seen sight of the title deeds

ENTRANCE HALL

LIVING ROOM 13'5" x 12'3" (4.1m x 3.73m)

DINING ROOM 15'8" x 8'4" (4.78m x 2.54m)

Useful understairs store housing boiler

KITCHEN EXTENSION 14' x 8'3" (4.27m x 2.51m)

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

LANDING Access to loft space

BEDROOM 1 11'3" x 9'6" (3.43m x 2.9m)

BEDROOM 2 9'1" (2.77) x 8'4" (2.54) plus robes

Built in wardrobes

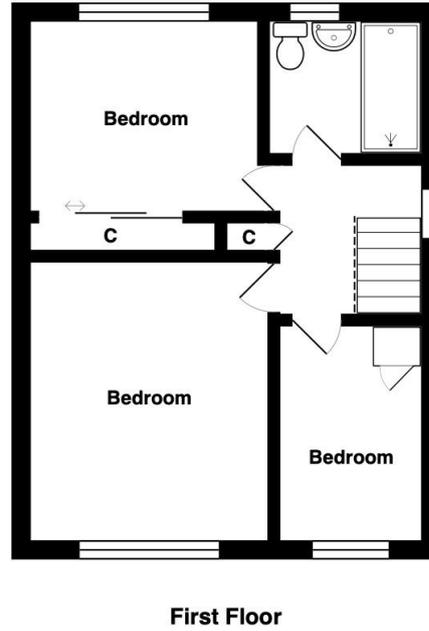
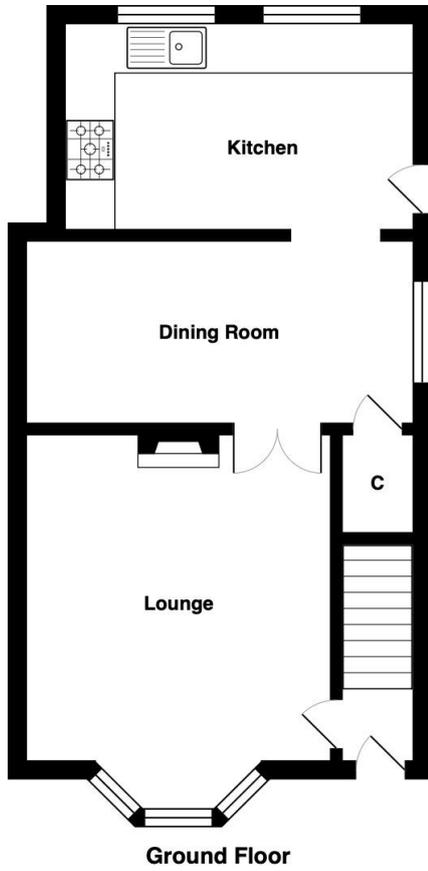
BEDROOM 3 6'7" (2) plus stair head x 5'7" (1.7) max

SHOWER ROOM Shower cubicle, wash basin and WC fully tiled walls

OUTSIDE Drive to garage, mature gardens front and rear

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