



10 Plumpton End, Wrose, Bradford, BD2 1LY

NO CHAIN – DETACHED TRUE BUNGALOW – Currently providing TWO BEDROOM accommodation. This fine example boasts a great size living room, two good sized bedrooms and a pleasant CONSERVATORY. The drive, garage and mature gardens further add to the appeal here. Occupying an enviable CUL-DE-SAC (vehicular) plot which forms part of this ever popular part of WROSE handy for multiple amenities including: Wrose Health Centre, Co-Op and Morrisons retail park. Contact Robert Watts to arrange YOUR VIEWING today.

£250,000

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COUNCIL TAX Bradford

Band D

TENURE Freehold

PROBATE SALE This property is subject to a probate application being granted, please be aware exchange of contracts cannot take place until probate has been granted.

ENTRANCE PORCH

LIVING ROOM 19' max x 18' (5.8m max x 5.49m)

A great size reception room with bay window overlooking the front garden.

KITCHEN DINER 13'8" x 8'9" (4.17m x 2.67m)

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

INNER HALL

Closet housing boiler

BEDROOM 1 11'7" (3.53) x 10'6" (3.2) plus robes

Built in wardrobes

BEDROOM 2 10'7" x 9'2" (3.23m x 2.8m)

Patio doors lead to conservatory - useful store closet

CONSERVATORY 11'3" x 11'6" (3.43m x 3.5m)

Good size conservatory providing access to the rear garden

BATHROOM

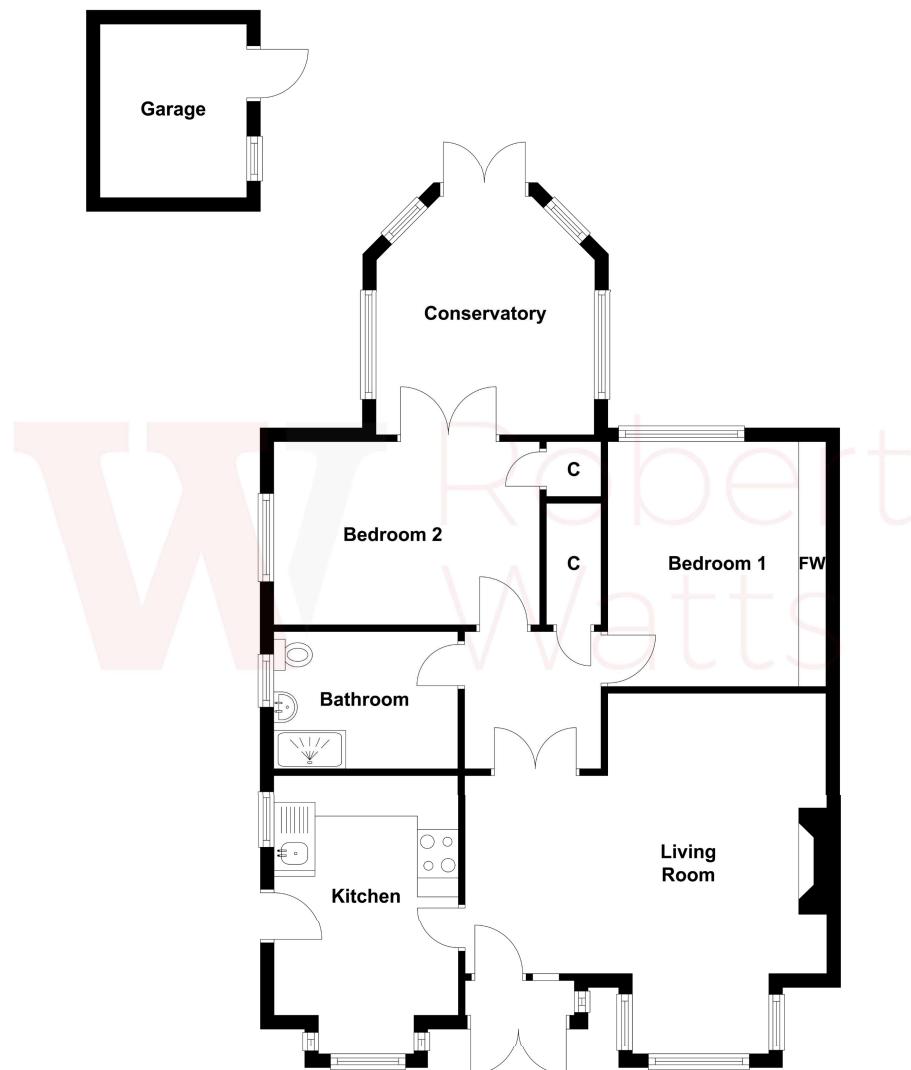
Three piece suite

OUTSIDE

Drive leads to garage, pleasant mature gardens

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	63 D	
39-54	E		
21-38	F		
1-20	G		

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