



## 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

**T** 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk

Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

**f** RWEstateAgents **t** @robertwatts\_

arla | propertymark naea | propertymark

# 10 Plumpton End, Wrose, Bradford, BD2 1LY

## **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

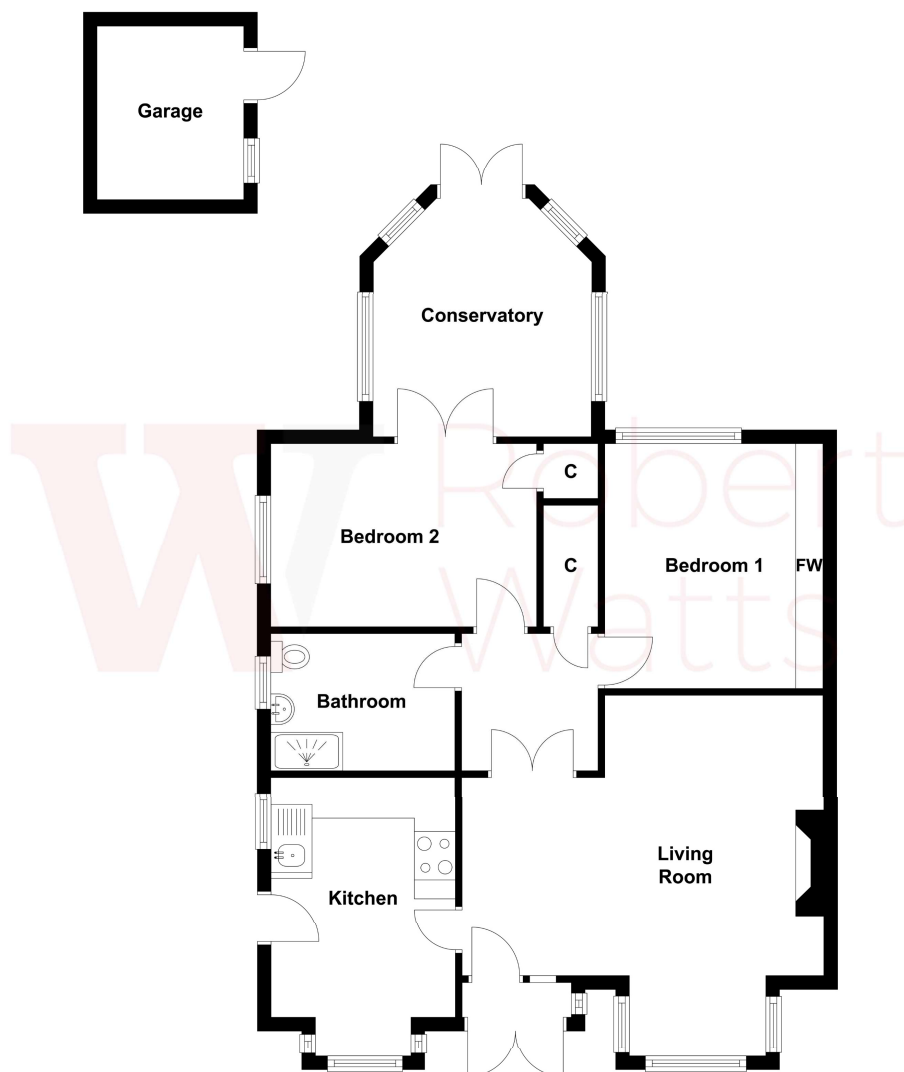
### **BATHROOM** Three piece suite

### **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		