



7 Kings Drive, Wrose, Bradford, BD2 1PX

Popular style of semi-detached of likely appeal to a variety of buyers including FIRST TIME BUYERS. Currently providing THREE BEDROOM accommodation this fine example boasts a MODERN KITCHEN AND SHOWER ROOM and is further enhanced by: DRIVE, GARAGE, SMALL LEAN-TO and PLEASANT GARDENS. Forming part of this keenly sought after part of Wrose, handy for village amenities, schools and offering access to both SHIPLEY and BRADFORD. Contact Robert Watts to arrange YOUR VIEWING today.

£230,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 19' x 11'3" (5.8m x 3.43m)

Access to lean-to

LEAN-TO A useful addition offering views of the rear garden

KITCHEN 12' x 7'5" (3.66m x 2.26m)

Modern wall and base units, work tops, sink unit, built in oven and microwave, integrated fridge freezer - useful closet plumbed for washing machine

LANDING Access to loft space

BEDROOM 1 11'6" x 9'5" (3.5m x 2.87m)

BEDROOM 2 9'1" (2.77) x 9'6" (2.9) plus robes

Fitted wardrobes

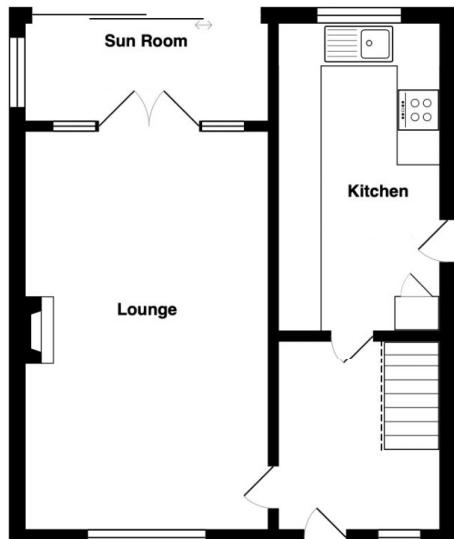
BEDROOM 3 7'7" (2.3) x 6'6" (1.98) both max excluding stair head

SHOWER ROOM Modern suite comprising: shower cubicle, wash basin and WC

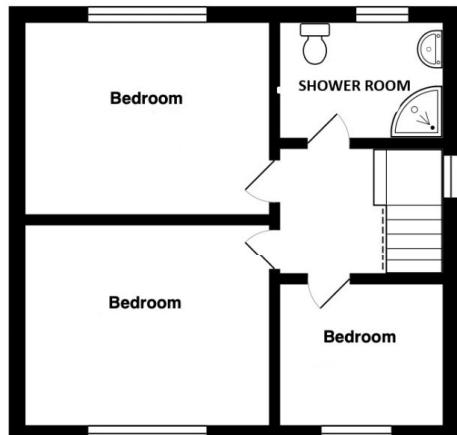
OUTSIDE Drive leading to garage, low maintenance garden to front, pleasant rear garden.

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

Total Area: 78.4 m² ... 844 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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