



335 Kings Road, Wrose, Bradford, BD2 1NL

SEMI-DETACHED...Within walking distance of Wrose Health Centre, Swain House Primary, Hanson Academy. Currently providing THREE BEDROOM well presented 'FAMILY SIZED' accommodation which is further enhanced by PLEASANT GARDENS and OFF ROAD PARKING. Forming part of this ever popular locality, handy for many amenities in and around Five Lane Ends and Wrose and offering access to both SHIPLEY and BRADFORD. Contact Robert Watts to arrange YOUR viewing TODAY.

£180,000

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COUNCIL TAX Bradford

Band A

TENURE Freehold

ENTRANCE HALLWAY

LIVING ROOM 14'9" x 13'1" (4.5m x 4m)

KITCHEN 18' x 7'5" (5.49m x 2.26m)

Selection of wall and base units, worktops, sink unit plumbed for washing machine. Useful understairs store

LANDING Access to loft

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

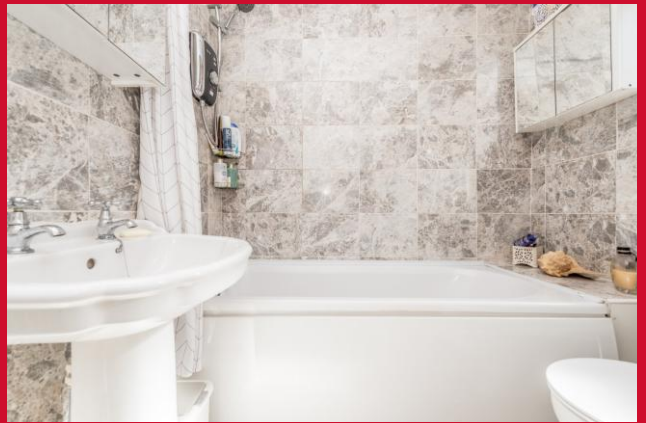
BEDROOM TWO 11'4" x 9'8" (3.45m x 2.95m)

BEDROOM THREE 8'4" x 7'8" (2.54m x 2.34m)

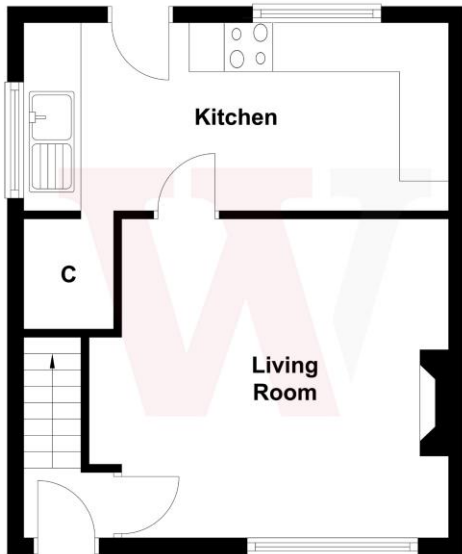
BATHROOM Three piece white suite, over bath shower.

OUTSIDE Garden front and rear, off road parking to front

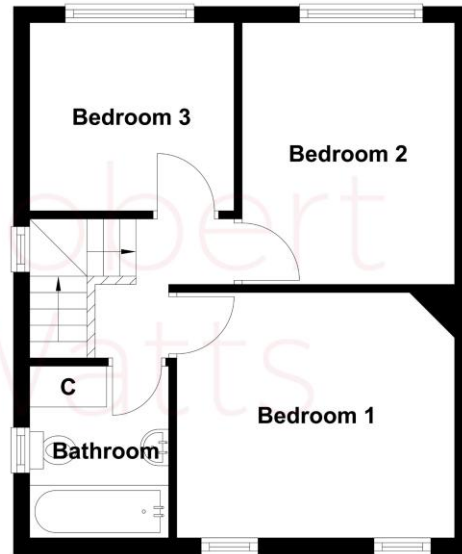
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		