



18 Plumpton Lea, Wrose, Bradford, BD2 1PP

NO CHAIN – Popular style of semi-detached currently providing THREE BEDROOM accommodation which we feel will appeal to a variety of buyers including first time buyers and buy to let. This fine example forms part of the keenly sought after “Plumptions” in Wrose within walking distance of village shops, eateries, Claremont play area and Low Ash Primary School. Contact Robert Watts to arrange YOUR viewing today.

Offers Over £200,000

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

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

f [RWEstateAgents](#) **t** [@robertwatts_](#)

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ENTRANCE HALL

LIVING ROOM 18'9" x 11'4" (5.72m x 3.45m)

KITCHEN 12'1" x 7'5" (3.68m x 2.26m)

Selection of wall and base units, work tops, sink unit, plumbed for washing machine, useful understairs store

LANDING Access to loft

BEDROOM 1 11'6" x 9'7" (3.5m x 2.92m)

BEDROOM 2 9' (2.74) x 9'5" (2.87) plus robes

Built in wardrobes

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

SHOWER ROOM Shower cubicle, wash basin and WC - part tiled walls

OUTSIDE Drive to garage (restricted access) pleasant gardens front and rear

PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

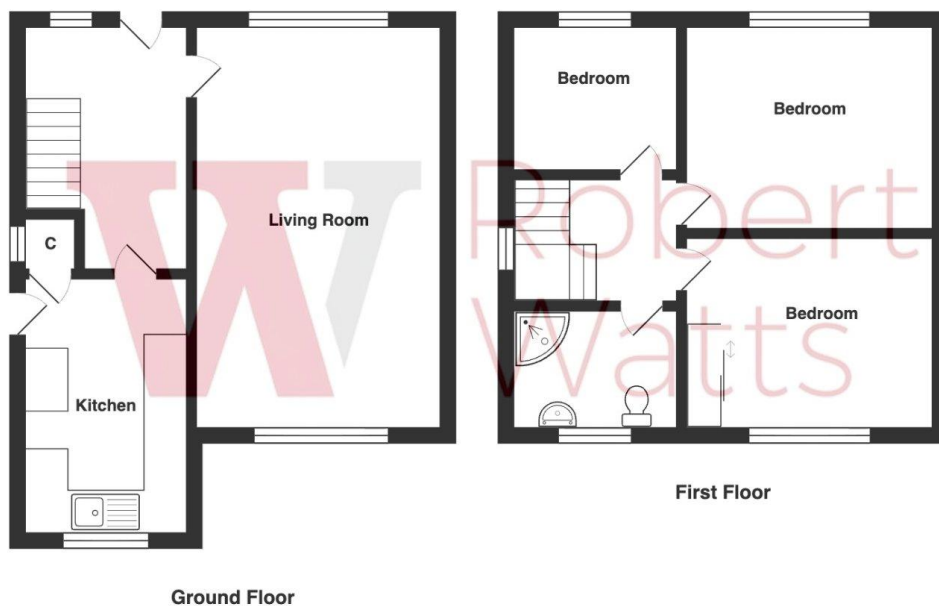
COUNCIL TAX Bradford

Band C

TENURE Freehold

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.





Total Area: 72.9 m² ... 785 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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