



## **36 Kingsdale Drive, Bradford, BD2 4DB**

Family sized semi-detached occupying an enviable CUL-DE-SAC plot and forming part of this ever popular part of BD2. This fine THREE BEDROOM example is further enhanced by: 17ft KITCHEN DINER, CONSERVATORY, IMPRESSIVE SPLIT LEVEL REAR GARDEN, DRIVE and CAR PORT. Contact Robert Watts to arrange YOUR VIEWING today.

**Offers Over £200,000**

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## **ENTRANCE HALL**

**LIVING ROOM 15'2" x 10'9" (4.62m x 3.28m)**

**KITCHEN DINER 17'9" x 8'2" (5.4m x 2.5m)**

Selection of wall and base units, work tops, breakfast bar, plumbed for washing machine - useful downstairs store

**CONSERVATORY 9'3" x 9'2" (2.82m x 2.8m)**

**LANDING** Access to part boarded loft space

**BEDROOM 1 14'3" x 10'9" (4.34m x 3.28m)**

**BEDROOM 2 10'7" x 10'1" (3.23m x 3.07m)**

**BEDROOM 3 7' (2.13) x 5'4" (1.63) plus recess**

Useful stair head store

**BATHROOM** Three piece white suite, over bath shower

**OUTSIDE** Drive with car port, very pleasant gardens including an impressive split level rear garden

**BUYER INFORMATION** 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

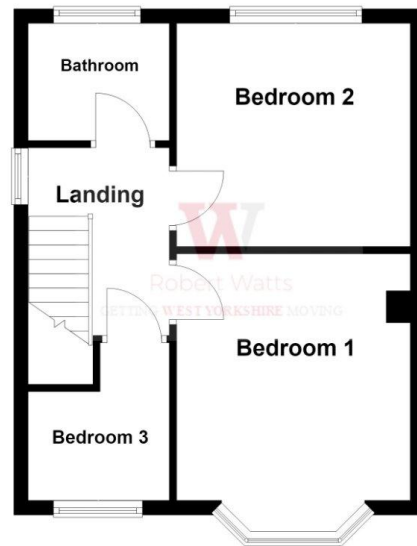
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		