



44 Kings Drive, Wrose, Bradford, BD2 1PX

Semi-detached TRUE BUNGALOW benefiting from a recent comprehensive renovation. TWO BEDROOMS.. Rest assured the current owners have spent a great deal of time, money and effort here so YOU don't have to! The new kitchen, new bathroom, new rendering is further enhanced by tasteful décor throughout. We feel this fine example will appeal to a variety of buyers and simply must be viewed to fully appreciate. Contact Robert Watts to arrange YOUR viewing today.

£240,000



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COUNCIL TAX Bradford

Band C

TENURE Freehold

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.

ENTRANCE HALL Useful store closet, access to loft space housing PVR trickle fan system

LIVING ROOM 13'9" (4.2) x 11'5" (3.48) both max

Feature media wall

KITCHEN 11'1" x 9'7" (3.38m x 2.92m)

Modern wall and base units, work tops, breakfast bar, built in oven, separate hob and extractor, stainless steel sink unit.

BATHROOM Two piece white suite, decorative clad walls, separate WC

BEDROOM 1 11'1" (3.38) plus robes x 9'7" (2.92)

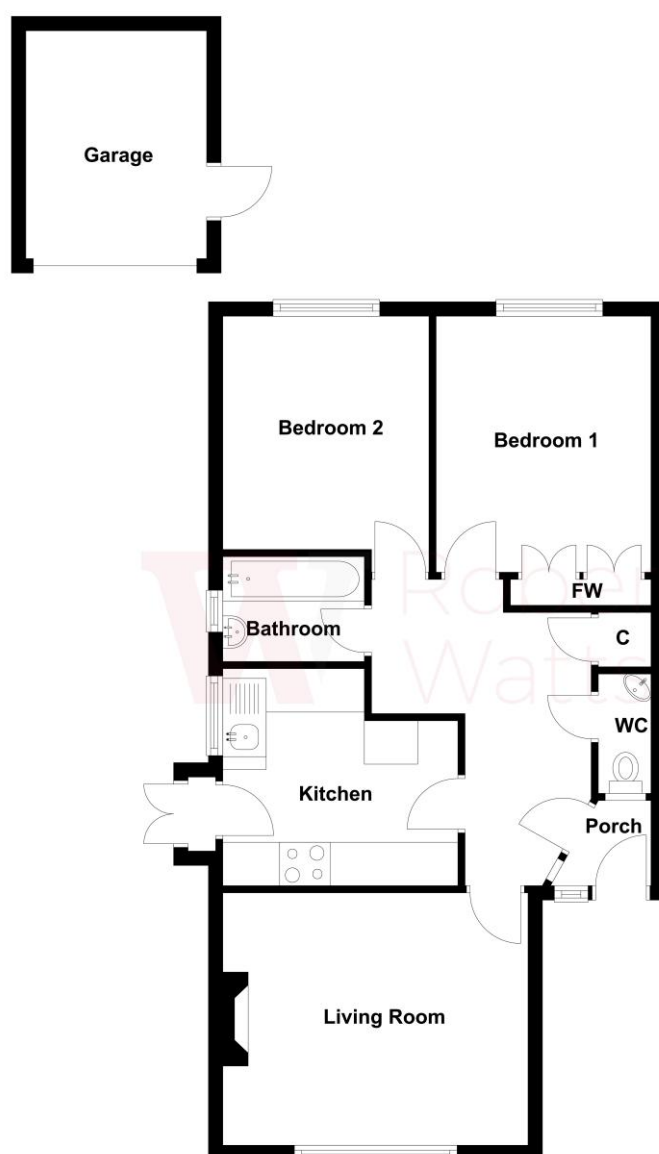
Built in wardrobes

BEDROOM 2 9'4" x 9'2" (2.84m x 2.8m)

OUTSIDE Drive to garage, low maintenance gardens front and rear

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		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		