



25 Drovers Way, Bradford, BD2 1JZ

NO CHAIN - DETACHED – Walking distance to Poplars Farm Primary School.... Of likely appeal to a variety of buyers including young families and first time buyers. Currently providing THREE BEDROOM accommodation which is further enhanced by: TWO BATH / SHOWER ROOMS, DINING AREA, CONSERVATORY, DRIVE, GARAGE and GARDENS. Forming part of this ever popular locality, offering access to: SCHOOLS, FRIZINGHALL TRAIN STATION, ALDI, COSTA and multiple amenities along Canal Road as well as Enterprise 5 Retail Park a short car journey away. 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_

arla | propertymark naea | propertymark

25 Drovers Way, Bradford, BD2 1JZ

ENTRANCE PORCH Guest WC off

HALL Useful understairs store

LIVING ROOM 15'5" x 9'8" (4.7m x 2.95m)

Open arch to dining room

DINING ROOM 9'5" x 7'7" (2.87m x 2.3m)

Providing access to conservatory

CONSERVATORY 9'5" x 9'2" (2.87m x 2.8m)

KITCHEN 9'9" x 7'9" (2.97m x 2.36m)

Selection of wall and base units, work tops, sink unit, built in oven, hob and extractor, integrated dishwasher, fridge freezer and washing machine

LANDING Access to loft space

BEDROOM 1 12'2" x 9'1" max (3.7m x 2.77m max)

Fitted bedroom furniture

EN-SUITE SHOWER ROOM Shower cubicle, wash basin and WC

BEDROOM 2 9'2" x 9'1" (2.8m x 2.77m)

BEDROOM 3 6'8" x 6'6" (2.03m x 1.98m)

Closet housing boiler

BATHROOM Three piece suite

SOLAR PANELS Solar panels are installed at this property, our client advised these are owned outright, this should be verified by solicitors

OUTSIDE Drive to garage, gardens front and rear

COUNCIL TAX Bradford

Band D

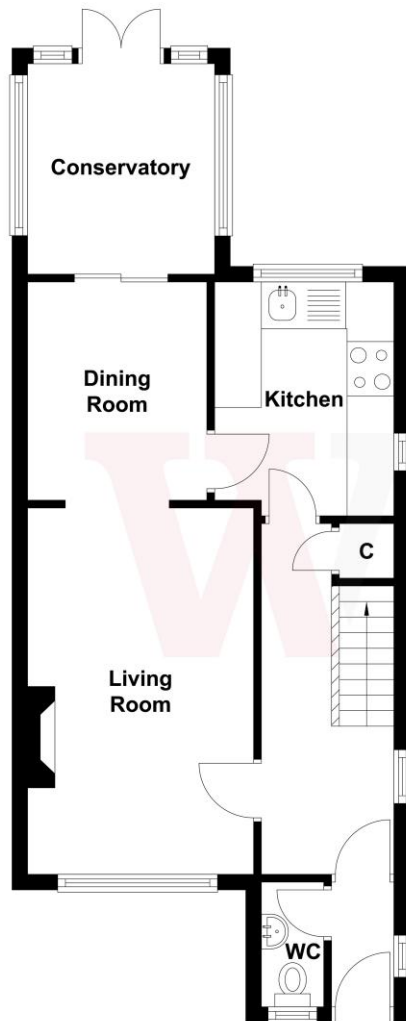
TENURE Freehold

PLEASE NOTE 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.

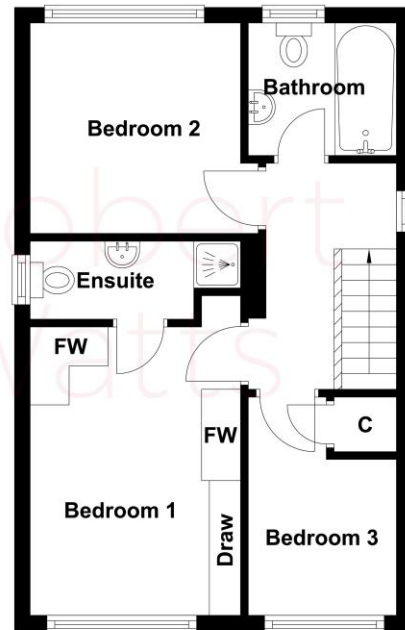
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		