



## 416 Kings Road, Bradford, West Yorkshire, BD2 1NA

NO CHAIN - semi-detached BUNGALOW. Understandably sought after part of Wrose! This fine example offers new owners an ideal opportunity to make their own mark. Currently providing two / three bedroom accommodation. The imprint drive leads to the garage and there are pleasant gardens to the front and rear. Contact Robert Watts to arrange YOUR VIEWING today.

**£200,000**

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**BUILDING REGULATIONS** N.B We advise all interested parties to clarify the position regarding building regulations and any relevant planning permissions with their legal representative prior to proceeding.

**ENTRANCE HALL** Useful understairs store

**LIVING ROOM** 13'9" x 11'5" (4.2m x 3.48m)

**KITCHEN** 11' x 9'9" (3.35m x 2.97m)

Selection of wall and base units, work tops, sink unit, built in oven, hob and extractor, plumbed for washing machine

**BEDROOM 1** 12'2" x 9'2" (3.7m x 2.8m)

**BEDROOM 2** 9'5" x 8'3" (2.87m x 2.51m)

Patio doors to rear garden

**BATHROOM** Three piece suite comprising walk in bath, wash basin and WC

**DORMER** 12'3" x 10'2" (3.73m x 3.1m)

A multi-purpose first floor room with velux and dormer window, useful eaves storage

**OUTSIDE** Imprint drive to garage, pleasant gardens to front and rear with ample patio and lawn

**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.

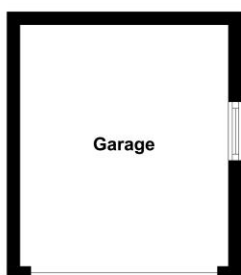
**COUNCIL TAX** Bradford

Band C

**TENURE** Freehold

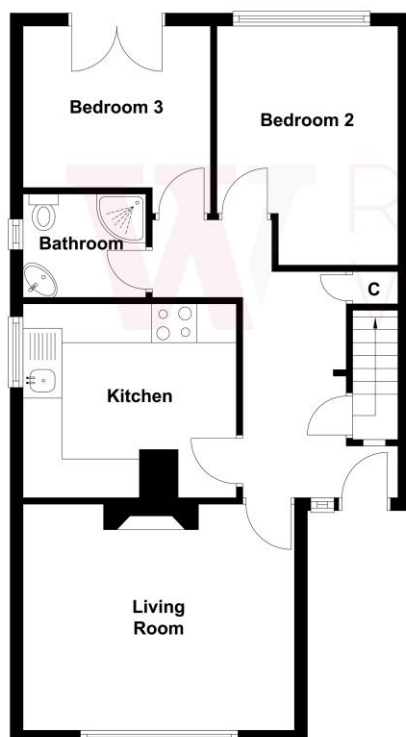
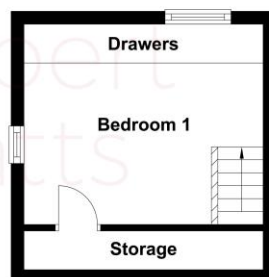
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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





Ground Floor

First Floor



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             | 58 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |