



## 24 Royds Hall Drive, Woodside, Bradford, BD6 2LQ

VIEWING ADVISED! IMMACULATE END TOWN HOUSE! Family accommodation spread over three floors. Fittings throughout are of exceptional quality and all decorations are neutral, very tasteful and in great condition. The house has three good sized bedrooms, one of which has en-suite facilities; family bathroom; lounge; fitted dining kitchen and utility. The rear garden is enclosed and provides a private outdoor space. The house is located on a popular and attractive resident development know as Blossom Meadows which is well served by local schools and public transport. The house is well placed for access to Bradford, Halifax and beyond via the motorway network which can be reached in less than 15 minutes and Low Moor railway station which is even closer.

**£175,000**

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## **ENTRANCE VESTIBULE**

Leading through to the lounge

## **LOUNGE 11'11" x 14'8" (3.63m x 4.47m)**

Tastefully decorated with laminate flooring

## **INNER HALL**

Open stairs to first floor and utility room off

## **UTILITY ROOM**

Formerly a cloakroom, now utility and store

## **KITCHEN 11'10" x 8'6" (3.6m x 2.6m)**

Selection of wall and base units. Worktops, sink and drainer. Oven, hob and extractor, plumbing for washer and dishwasher. Patio doors leading to rear garden

## **FIRST FLOOR**

### **BEDROOM TWO 11'11" x 12'3" (3.63m x 3.73m)**

### **BEDROOM THREE 11'10" x 7'8" (3.6m x 2.34m)**

## **FAMILY BATHROOM**

Three piece white suite with splashback tiled walls

## **SECOND FLOOR**

### **MASTER BEDROOM 17' x 8'4" (5.18m x 2.54m)**

With En-suite, shower cubicle, sink and W.C

## **OUTSIDE**

Open aspect to the front, driveway and paved garden to the rear

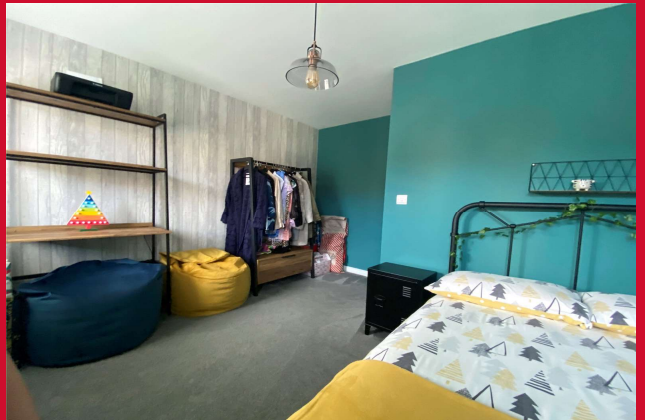
## **FURTHER INFORMATION**

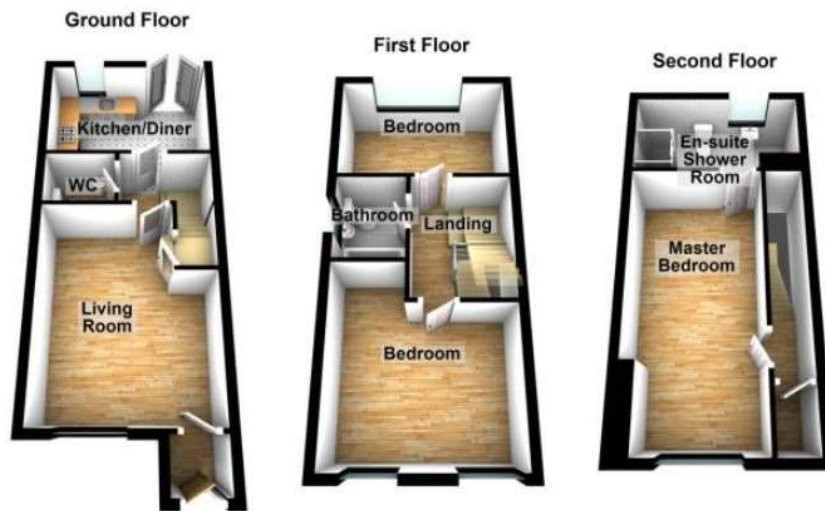
Council Tax - Band B

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.







Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.  
Plan produced using PlanUp.

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