



## 44 Roy Road, Bradford, BD6 3PH

**\*\* SUPERB FIRST TIME PURCHASE/YOUNG FAMILY HOME \*\* REFURBISHED AND MANY GREAT FEATURES \*\*** Only upon internal inspection will this house be fully appreciated. Open plan living area with feature exposed brick chimney housing wood burner stove, modern kitchen, THREE BEDROOMS and family bathroom. Externally is a pleasant low maintenance gardens to the front and large garden to the rear. Benefitting further from GCH and DG plus situated within this popular residential location, close to schools, shops and commute to Bradford/Halifax.

**£135,000**

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## **ENTRANCE HALL**

Hard flooring and stairs to first floor

## **OPEN PLAN LIVING AREA 19'10" x 12'10" approx (6.05m x 3.9m approx)**

Lovely living area with hard flooring, feature chimney breast housing stove and stone hearth. Opening to the kitchen

## **KITCHEN**

Recently installed kitchen with a selection of wall and base units. Worktops to incorporate breakfast bar and butler style sink. Oven, hob and extractor, plumbing for washer and integrated fridge freezer

## **FIRST FLOOR**

### **BEDROOM ONE 11'7" x 9'10" (3.53m x 3m)**

### **BEDROOM TWO 9'9" x 9'1" (2.97m x 2.77m)**

### **BEDROOM THREE 7'5" x 5'10" (2.26m x 1.78m)**

## **BATHROOM**

Modern white suite, shower over bath with screen and tiled walls

## **OUTSIDE**

Pleasant low maintenance garden to the front. Enclosed garden to the rear, good size with patio seating area

## **FURTHER INFORMATION**

Council Tax - Band A

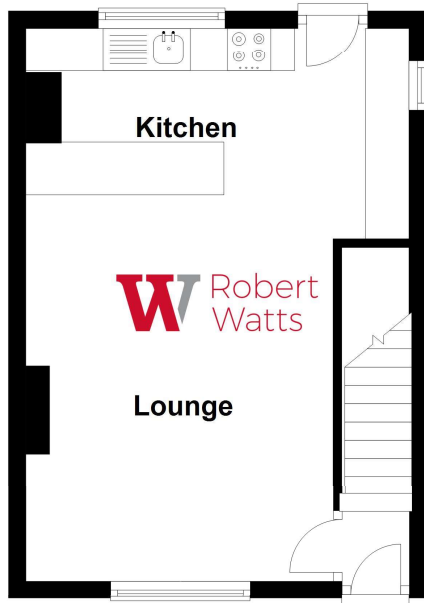
Tenure - Freehold

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.

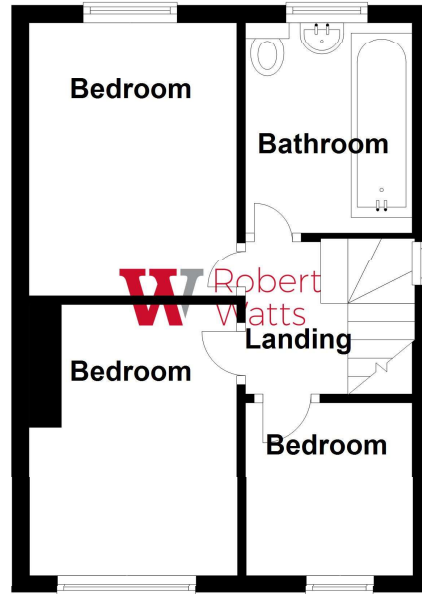




### Ground Floor



### First Floor



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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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