



12 Roy Road, Bradford, West Yorkshire, BD6 3PH

** PLANNING PERMISSION GRANTED FOR SIDE AND REAR EXTENSION 2022 ** POPULAR RESIDENTIAL LOCATION ** IDEAL FIRST TIME PURCHASE/YOUNG FAMILY HOME ** Viewing is strongly advised for this END TOWN HOUSE which offers THREE BEDROOM accommodation and is further enhanced with GCH DG drive and gardens to three sides. Well placed for many amenities, schools and commute to Bradford. Planning permission was granted in 2022 for a two story side extension and single story rear extension. BOOK YOUR VIEWING TODAY

£140,000

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ENTRANCE HALL

Part panelled walls and stairs to first floor

LOUNGE 12'3" x 12'10" (3.73m x 3.9m)

Feature fireplace and laminate flooring

DINING KITCHEN 16'1" x 7'11" (4.9m x 2.41m)

Fitted kitchen with a selection of wall and base units. Worktops, sink and drainer. Oven, hob, extractor. Plumbing for washer and space for dryer. Panelled ceiling

FIRST FLOOR

BEDROOM ONE 9'11" x 11'6" (3.02m x 3.5m)

BEDROOM TWO 9'11" x 8'11" (3.02m x 2.72m)

BEDROOM THREE 6' x 7' (1.83m x 2.13m)

Currently used as a dressing room

BATHROOM

Three piece bathroom suite with part tiled walls

OUTSIDE

Garden to the front with hard-standing off road parking to the side. Good size gardens to the rear mainly laid to lawn. Good size plot which lends itself to extension opportunities subject to permission

FURTHER INFORMATION

Council Tax - Band A

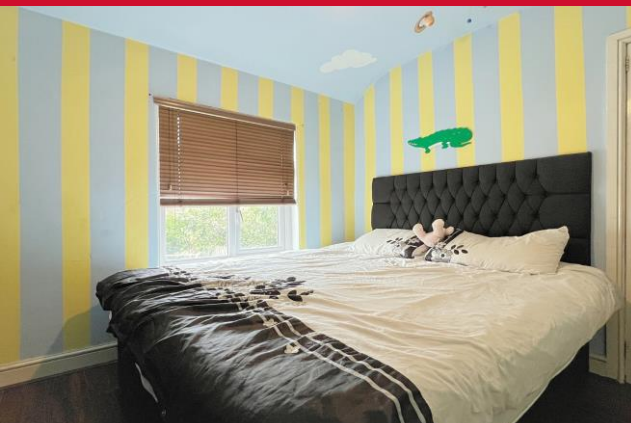
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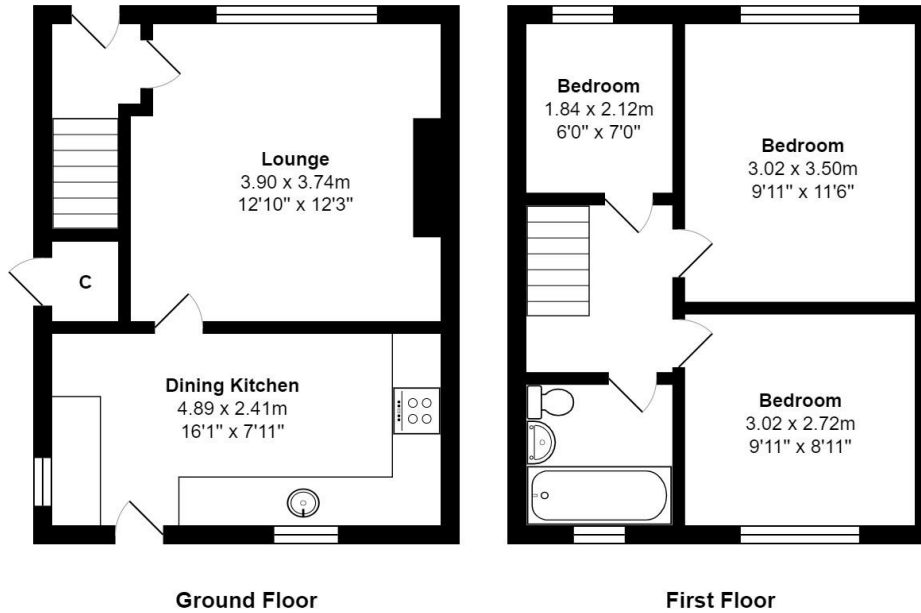
MORTGAGES

We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up to repayments on your mortgage.

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.





Total Area: 61.7 m² ... 664 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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