



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

**\*\* LOVELY YOUNG FAMILY HOME \*\* ENVIABLE PLOT POSITION \*\* GOOD SIZE GARDENS TO THE REAR**  
**\*\*\*\*** Situated in this Persimmon Homes development locally know as Blossom Meadows this property is well placed for many of the local amenities including primary and secondary schools, walks in Harold Park and ideal for the motorway commute M606/M62. This MODERN TOWN HOUSE currently provides THREE BEDROOMS with the Master En-suite, family bathroom, well equipped kitchen with patio doors leading to enclosed rear garden and allocated parking for two cars. CONTACT ROBERT WATTS TODAY  
01274 601119

**£190,000**

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## **ENTRANCE HALL**

Stairs to first floor. Cloakroom off

## **CLOAKROOM**

Sink and W.C

## **LOUNGE 14'1" x 12' (4.3m x 3.66m)**

Good size lounge with useful store under stairs

## **DINING KITCHEN 15'2" x 8'9" (4.62m x 2.67m)**

Modern dining kitchen with an array of wall and base units. Worktops, sink and drainer. Oven, hob, extractor, plumbing for washer and dish washer. Patio doors leading to the rear garden

## **FIRST FLOOR**

Landing area and store cupboard

## **BEDROOM ONE 12'8" x 9'7" (3.86m x 2.92m)**

Lovely master bedroom with quality fitted bedroom furniture and en-suite

### **EN-SUITE**

Shower cubicle, sink and W.C

## **BEDROOM TWO 7'5" x 9'2" (2.26m x 2.8m)**

Overhead store unit

## **BEDROOM THREE 7'6" x 5'10" (2.29m x 1.78m)**

## **FAMILY BATHROOM**

Three piece family bathroom, shower over panelled bath, sink and W.C

## **OUTSIDE**

Lovely gardens to the rear, mainly laid to lawn with patio seating area. Fore garden and parking for two cars. Small area to the side leads to bin store

## **FURTHER INFORMATION**

Council Tax - Band B

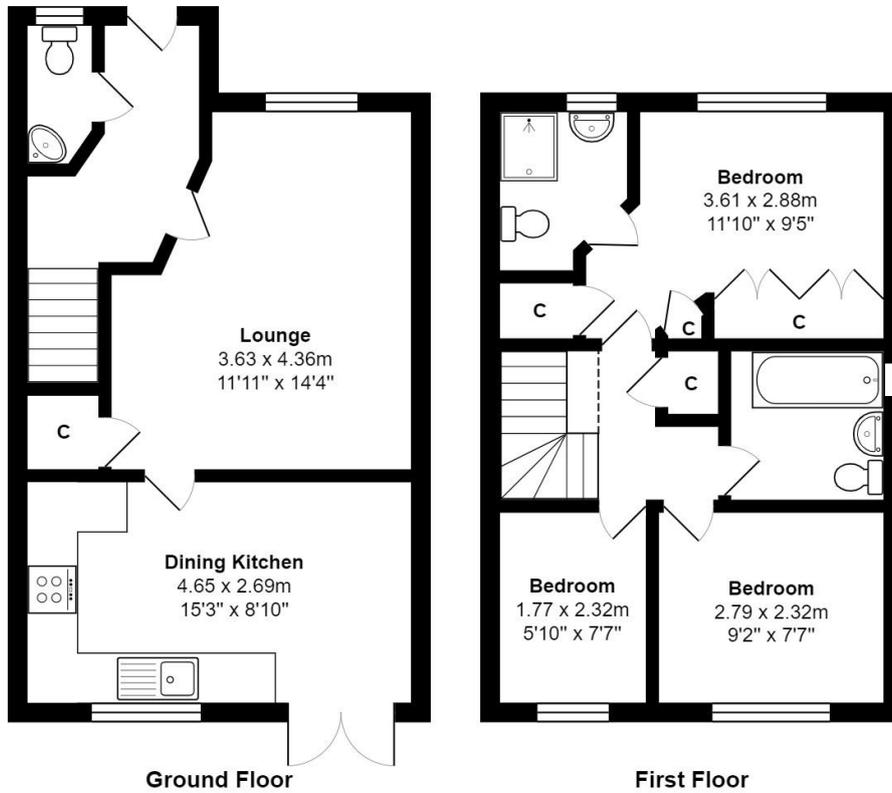
Tenure - Freehold

**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: 69.2 m<sup>2</sup> ... 745 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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