



43 Roy Road, Bradford, BD6 3PH

**** OFFERED WITH NO CHAIN ** GREAT FIRST TIME PURCHASE/YOUNG FAMILY HOME ** POPULAR STYLE OF SEMI DETACHED **** Viewing is strongly advised for this affordable THREE BEDROOM semi detached house, which offers good space inside and out. Benefitting further from modern kitchen, GCH, DG, plenty of off road parking and scope to create additional accommodation (subject to permissions).

Situated within convenient reach of local amenities, close to many schools and well placed for commuting and many other activities. **VIEWING IS STRONGLY ADVISED**

£150,000

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ENTRANCE HALL

Stairs to the first floor

LOUNGE 12'7" x 12'6" (3.84m x 3.8m)

Feature Fireplace

KITCHEN 14'4" x 8' (4.37m x 2.44m)

With an array of wall and base units, worktops incorporating breakfast bar with circular sink and drainer, oven, hob and extractor, plumbing for washer. Patio doors lead out to the rear gardens

FIRST FLOOR

Landing area with loft access.

BEDROOM ONE 11'8" max x 9'9" (3.56m max x 2.97m)

Wall to wall fitted wardrobes

BEDROOM TWO 9'9" x 9'3" (2.97m x 2.82m)

BEDROOM THREE 7'4" x 5'10" (2.24m x 1.78m)

BATHROOM

Three piece suite

OUTSIDE

Large gardens to the front with driveway to the side allowing parking for several cars leading to a hard standing area. Paved seating to the rear and large lawns.

NOTE 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.

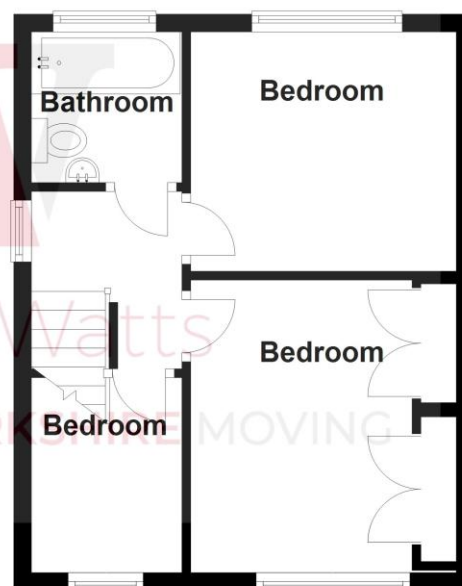
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		