



3 Royds Hall Drive, Bradford, BD6 2LQ

**** STUNNING MODERN INNER TOWN HOUSE ** IDEAL FIRST TIME PURCHASE/YOUNG FAMILY HOME ****
MUST BE VIEWED TO FULLY APPRECIATE ** Situated within this well know Persimmon development known as Blossom Meadows, is this lovely MODERN TOWN HOUSE which briefly comprises: entrance hallway, lounge, dining kitchen with patio doors leading onto the larger than average rear gardens. THREE BEDROOMS with master en-suite shower room and family bathroom. Parking for two cars to the front. Ideal for many amenities, schools, commute and walks through Harold Park. VIEWING IS STRONGLY ADVISED

£185,000

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ENTRANCE HALL

W.C off

W.C

Sink and W.C

LOUNGE 14'3" x 12' (4.34m x 3.66m)

Good size lounge with window to the front allowing plenty of natural light and understair store cupboard

DINING KITCHEN 15'3" x 8'8" (4.65m x 2.64m)

Selection of wall and base units, Worktops sink and drainer. Splash back and integrated electric oven with gas hob and extractor. Plumbing for washer and dish washer. Patio doors leading to the rear garden

FIRST FLOOR LANDING

BEDROOM ONE 11'9" x 9'3" (3.58m x 2.82m)

Master bedroom with en-suite and store cupboard

EN-SUITE

Shower cubicle, sink and W.C

BEDROOM TWO 9' x 7'7" (2.74m x 2.3m)

BEDROOM THREE 7'7" x 5'10" (2.3m x 1.78m)

BATHROOM

Modern, three piece suite in white. Bath with mixer taps, sink and W.C. Extractor fan

OUTSIDE

Off road parking for two cars. Well maintained, enclosed rear garden with lawn, patio and decked seating area with shed

BUYER DISCLAIMER 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

