



19 Royds Hall Lane, Off Halifax Road, Bradford, BD6 2ND

SWIFT MOVE SALE - QUICKER COMPLETION: ASK FOR FURTHER INFORMATION. ** OFFERED WITH NO CHAIN **
GREAT LOCATION ** A lovely traditional family sized SEMI DETACHED property. Situated within this popular part of BD6, just off Halifax Road, which is ideal for all local amenities, shops, travel and walks through Harold Park. Spacious throughout and briefly comprising: entrance hallway, lounge and good size well equipped dining kitchen with additional store area and downstairs cloakroom! TWO DOUBLE BEDROOMS PLUS COTROOM/HOME OFFICE to the first floor along with house shower room, separate W.C and large loft space. Externally the property offers off road parking to the front, pleasant low maintenance gardens to the rear and DETACHED garage which is accessed via a private road for these houses. Benefitting further from GCH and DG. BOOK YOUR VIEWING TODAY!

£195,000

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SWIFT MOVE INFORMATION The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

ENTRANCE HALLWAY

A light and inviting space with stairs leading to the first floor

LOUNGE 11'10" (3.6) x 11'8" (3.56) into bay

Large bay window and wall mounted electric fire

DINING KITCHEN 15'7" x 10'10" (4.75m x 3.3m)

With an array of wall and base units, worktops with matching splashback, sink and drainer. Integrated appliances to include dish washer, washing machine, fridge freezer, oven, hob and extractor. Patio doors leading to the rear and access to large store and cloakroom

CLOAKROOM

A great addition with vanity style sink and W.C. Large walk in store

FIRST FLOOR

Landing area with loft access

BEDROOM ONE 11'8" x 10'11" (3.56m x 3.33m)

Wardrobes included within the sale

BEDROOM TWO 11'11" x 11'9" (3.63m x 3.58m)

Built in cupboard to alcove and pleasant outlook

BEDROOM THREE 6'1" x 5'11" (1.85m x 1.8m)

Ideal cot room

SHOWER ROOM

Oversize walk in shower and sink

SEPERATE W.C

OUTSIDE

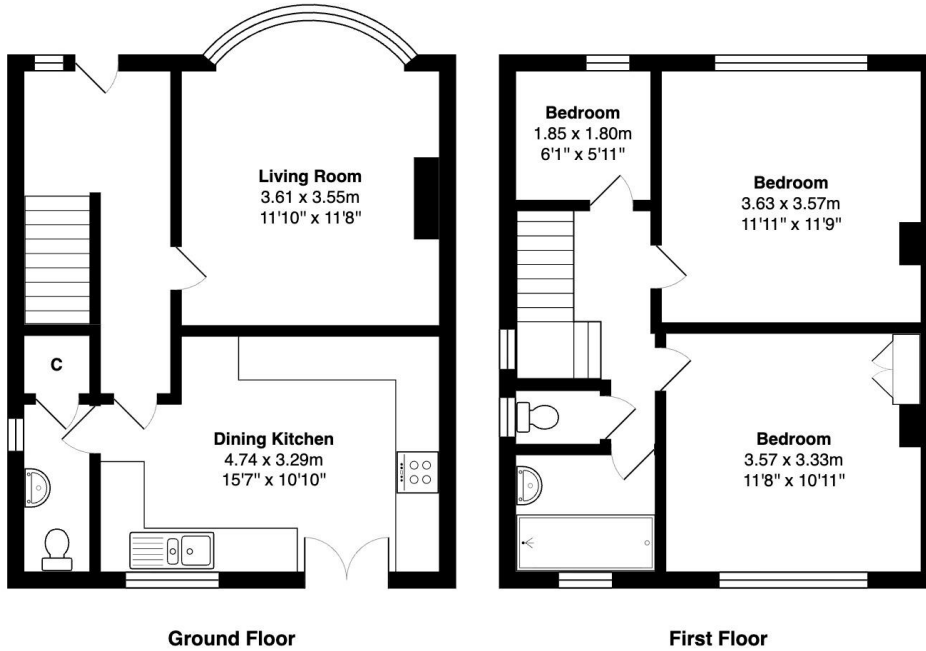
Large tarmac area for off road parking and small garden area with mature shrubs to the front. Area to the side leading to the rear with seating area, raised bedding areas and detached garage

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.





Total Area: 81.8 m² ... 880 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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