



12 Royds Hall Drive, Bradford, BD6 2LQ

**** LOVELY FIRST TIME BUY/YOUNG FAMILY HOME ** OFFERED WITH NO CHAIN ** TUCKED AWAY LOCATION ****

Situated in this Persimmon built area known as Blossom Meadows which 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 SEMI DETACHED currently provides TWO GOOD SIZE BEDROOMS with the Master En-suite, family bathroom and downstairs bathroom. A well equipped kitchen with patio doors leading to a larger than average enclosed rear garden and allocated parking for two cars to the front.

£160,000

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ENTRANCE HALL

With stairs leading to first floor and cloakroom off

CLOAKROOM

Sink and W.C

LOUNGE 14'1" (4.3) x 10'1" (3.07) max overall

Feature fireplace and under stair store cupboard

DINING KITCHEN 13'4" x 7'9" (4.06m x 2.36m)

Fitted kitchen with wall and base units. Worktops, sink and drainer. Plumbing for washer, oven hob and extractor. Patio doors lead out to the rear garden

FIRST FLOOR

Landing area

MASTER BEDROOM 12'4" x 9'11" (3.76m x 3.02m)

EN-SUITE

Shower cubicle sink and W.C

BEDROOM TWO 9'8" x 6'11" (2.95m x 2.1m)

HOUSE BATHROOM

Three piece white suite with mixer shower tap

OUTSIDE

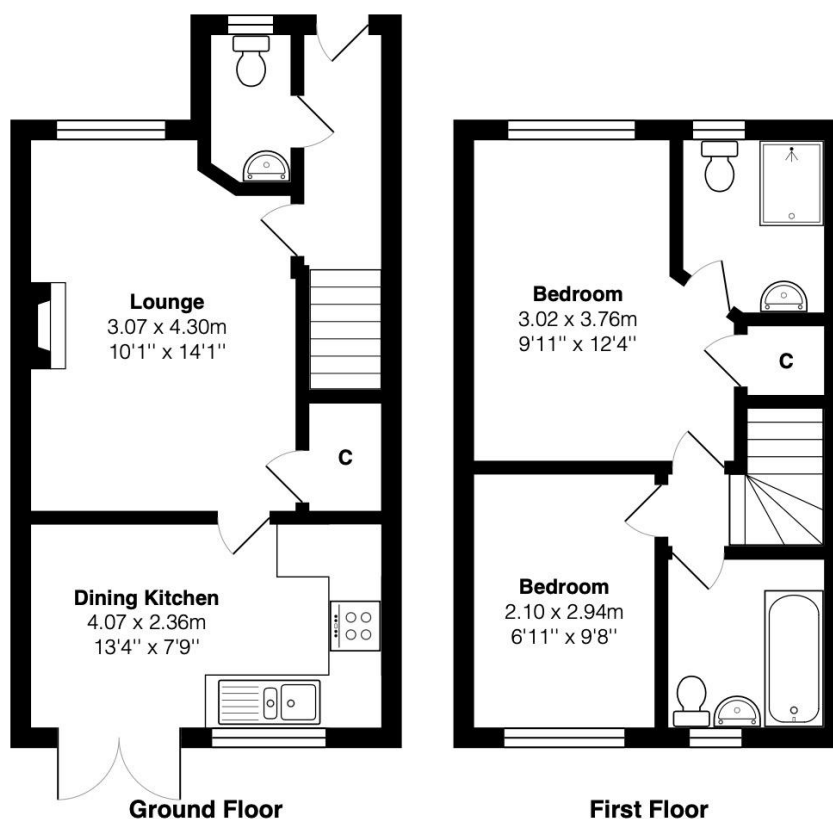
Two parking bays to the front of the property with side garden gate. Good size gardens to the rear with large patio area and lawn

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: 57.9 m² ... 623 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		