

FLOOR 1

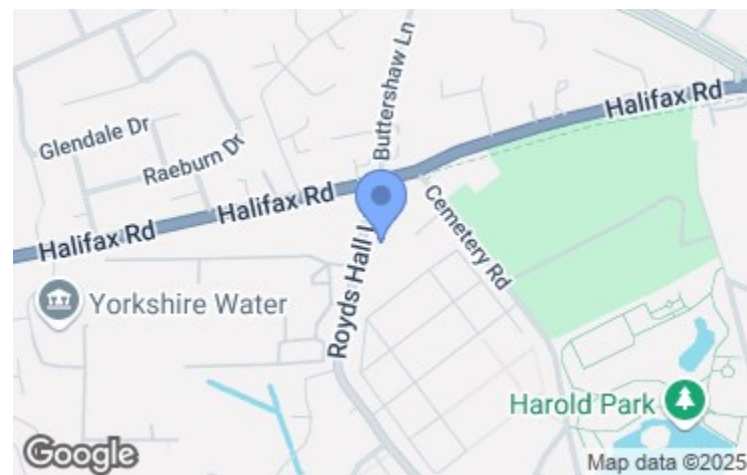
GROSS INTERNAL AREA
FLOOR 1 56.1 m² (604 sq.ft.) FLOOR 2 53.0 m² (570 sq.ft.)
TOTAL : 109.1 m² (1,174 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	80
England & Wales	EU Directive 2002/91/EC	

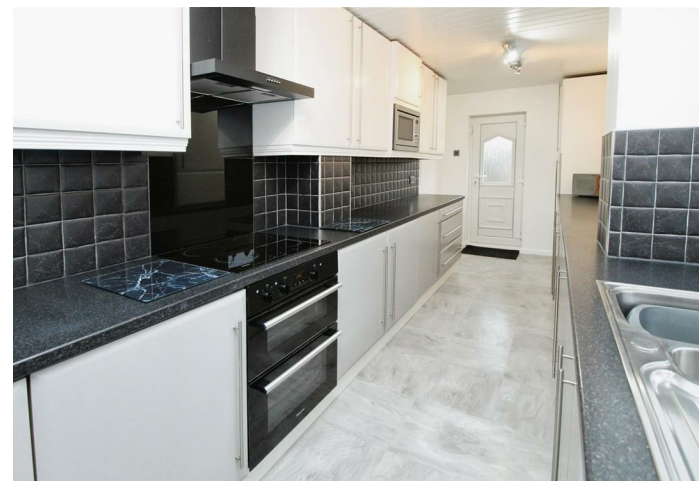
Viewing arrangements

Strictly by appointment through WW Estates
01274 693737
wibsey@wwestateagents.com



Directions

See mapping.



Royds Hall Lane, Bradford, BD6 2ND
£210,000

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | wibsey@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Royds Hall Lane, Bradford, BD6 2ND

 2  3  1

Extended Three Bedroom Semi-Detached House
*** Two Reception Rooms *** Ample Off Road Parking *** Modern Kitchen And Bathroom.
Nestled in the desirable area of Royds Hall Lane, Bradford, this well-presented semi-detached house offers a perfect blend of comfort and modern living. With three spacious bedrooms, this property is ideal for families or those seeking extra space. Upon entering, you are greeted by a welcoming entrance hall that features convenient under-stairs storage.

The heart of the home is the contemporary kitchen, equipped with stylish fitted wall and base units, along with an array of integrated appliances including a fridge/freezer, dishwasher, microwave, washing machine, and an oven with an induction hob and extractor hood. The dining room provides a lovely space for family meals, while the separate lounge, adorned with a charming bay window and a gas fire, creates a cosy atmosphere for relaxation.

Upstairs, you will find three generous bedrooms

that offer ample natural light and comfort. The stylish family bathroom is thoughtfully designed, featuring a bath with a shower over, a low-level WC, and a vanity hand wash unit. Additionally, there is a separate WC for added convenience. The loft is fully boarded and accessible via a ladder, providing extra storage space.

Outside, the property boasts a block-paved driveway with parking for ample vehicles, ensuring ample space for family and guests. The low-maintenance enclosed rear garden is perfect for outdoor entertaining or simply enjoying the fresh air, with the added benefit of storage located beneath the house.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Well presented extended three bedroom semi-detached house with two reception rooms.

Rating authority
Borough Council Tax Band C

Services
INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold