



22 Royd Moor Road Bradford



3 Bedroom House - Semi-Detached £179,995

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22 Royd Moor Road, Tong, Bradford, Yorkshire, BD4 0TR

GROUND FLOOR:

Entrance Vestibule:

Access via a part glazed front entrance door, central heating radiator

Open Plan Living Room:



Double glazed window, open plan stairs rising to the first floor, laminated flooring, central heating radiator

Fitted Dining Kitchen:



Double glazed window, double glazed French doors through to the conservatory, a range of fitted wall, drawer & base units, work surfaces, hob, electric oven / grill, extractor hood, an inset sink and drainer, space for a fridge / freezer, plumbing for an automatic washing machine, ample space for a dining table and chairs, central heating radiator, laminated flooring

Conservatory:



A double glazed conservatory with a dwarf wall, French doors opening onto the garden, laminated flooring

FIRST FLOOR:

Landing:

Double glazed window, access to the first floor accommodation, access to a boarded loft space

Bedroom One:



Double glazed window, central heating radiator, a range of built-in wardrobes / storage

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator

Bathroom / WC:

EPC Rating: D / Council Tax Band: C



Double glazed window, a white suite comprising of a panelled bath with a shower above and a glazed side screen, wash basin, low flush WC, central heating radiator

TO THE OUTSIDE:

Driveway / Off Street Parking::



A good sized driveway provides useful off street parking for several family sized cars

Gardens:



The front garden is semi open plan and has a lawn, a hedge and some planting. The rear garden is enclosed and has a lawn and a paved seating area / patio

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0832-4721-7200-0951-0226>

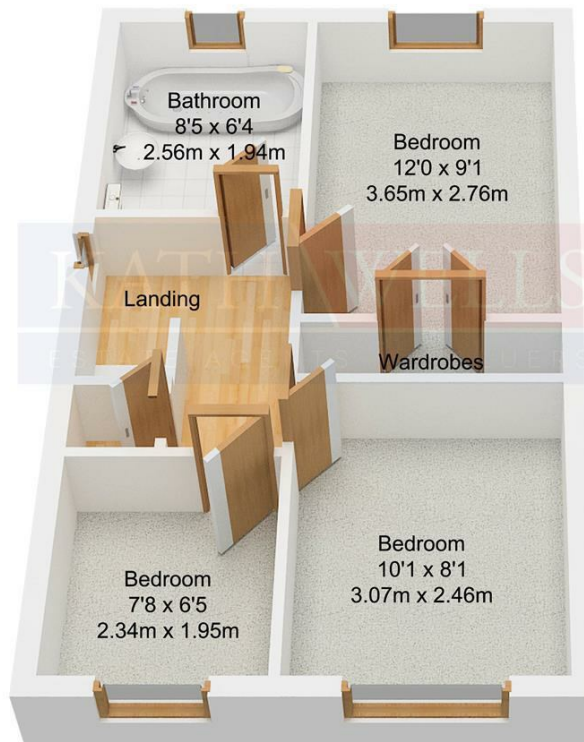
EPC Rating & Council Tax Band

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor Plan



Ground Floor
Approx. 50.38 sqm.
(542.28 sqft.)



First Floor
Approx. 34.74 sqm.
(373.93 sqft.)