



## **34 Royd Moor Road Bradford**



## **2 Bedroom House - Semi-Detached £160,000**

69 Lower Wortley Road  
Wortley  
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# 34 Royd Moor Road, Bradford, West Yorkshire, BD4 0TR

## GROUND FLOOR:

### Hallway:

Access via a recently installed composite front door, ample space for boots and coats

### Living Room:



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

### Fitted Dining Kitchen:



Double glazed window, double glazed French doors opening onto the conservatory, a range of fitted wall, drawer & base units, work surfaces, built under electric oven, gas hob, extractor hood, plumbing for an automatic washing machine, space for a fridge / freezer, ample space for a dining table and chairs, central heating radiator

### Conservatory:



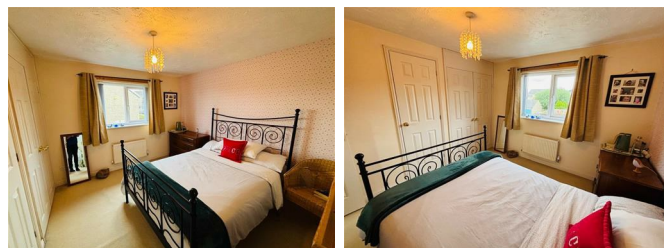
A double glazed conservatory with doors opening onto the rear garden

## FIRST FLOOR:

### Landing:

Double glazed window, access to the first floor accommodation, access to an insulated loft space

### Bedroom One:



Double glazed window, central heating radiator, storage cupboard

### Bedroom Two:



Double glazed window, central heating radiator

### Shower Room / WC:



Double glazed window, a modern recently installed white suite comprising of a glazed shower cubicle with a plumbed shower, wash basin, low flush WC, central heating radiator

TO THE OUTSIDE:



an offer has been accepted. The cost is £35.00 plus VAT (£42.00 total) per buyer, and this fee is payable when your offer is accepted. These checks are a legal requirement for all purchasers.

Gardens:



The front garden is open plan and has well stocked planted beds. The rear garden is enclosed and has a patio / seating area, and well stocked beds containing a variety of ornamental flowering shrubs and perennials.

Off Street Parking / Driveway:



A driveway provides useful off street parking

Council Tax Band & EPC Rating:

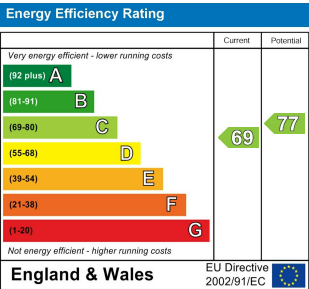
Council Tax Band: B / EPC Rating: tba

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0336-3023-9600-0330-5276>

Anti-Money Laundering (AML) Checks:

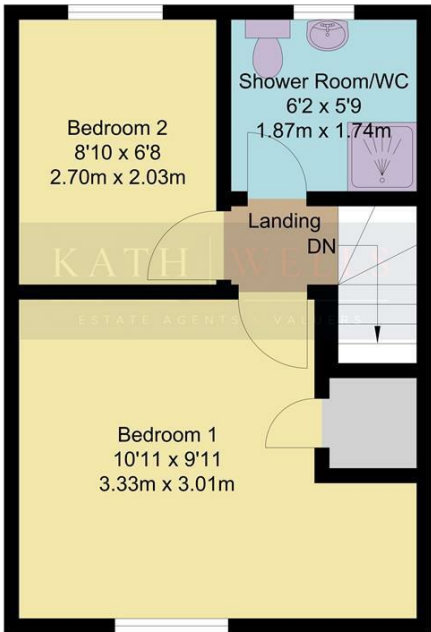
By law, we must carry out Anti-Money Laundering (AML) checks to verify the identity of all buyers once



Floor Plan



Ground Floor  
Approx. 33.58 sqm.  
(361.45 sqft.)



First Floor  
Approx. 24.70 sqm.  
(265.86 sqft.)