



34 Royd Moor Road Bradford



2 Bedroom House - Semi-Detached £160,000

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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:



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:

tba

Anti-Money Laundering (AML) Checks:

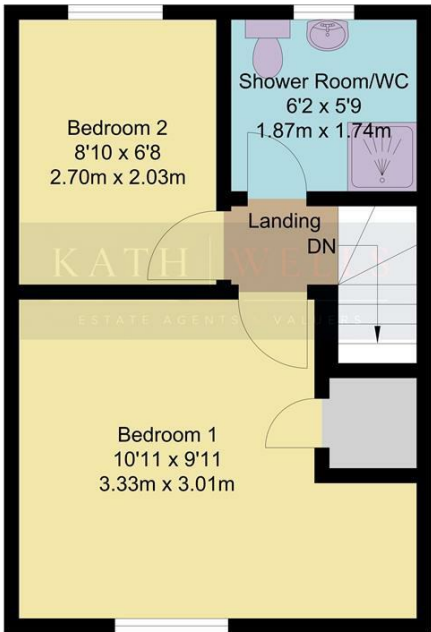
By law, we must carry out Anti-Money Laundering (AML) checks to verify the identity of all buyers once an offer has been accepted. The cost is £35.00 plus

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		
England & Wales	EU Directive 2002/91/EC	

Floor Plan



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



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