

KATH WELLS

ESTATE AGENTS & VALUERS



41 Royd Moor Road, Bradford, BD4 OTR

Price Guide £172,995

YOU DONT HAVE TO WAIT FOR THE JANUARY SALES TO GRAB A BARGAIN , Viewing is highly recommended to fully appreciate this THREE BEDROOM SEMI DETACHED family home which has the benefits of NEWLY FITTED DOUBLE GLAZED WINDOWS & EXTERNAL DOOR, a NEWLY FITTED COMBINATION BOILER, NEWLY FITTED INTEGRAL KITCHEN APPLIANCES (electric oven / grill, gas hob, extractor hood, fridge / freezer), a NEWLY FITTED SHOWER ROOM, has been REDECORATED THROUGHOUT, and has had NEW CARPETS & FLOORING.

Situated in a popular residential area on the outskirts of Tong Village and conveniently located for buyers wishing to commute to Leeds / Bradford, this is a property NOT TO BE MISSED.

To the ground floor the property has an ENTRANCE HALLWAY, a good sized LIVING ROOM with an open plan staircase to the first floor and a feature fire surround and hearth with an electric fire, the FITTED is complimented by a range of NEWLY FITTED INTEGRAL APPLIANCES (Fridge / freezer, microwave, electric oven / grill, gas hob, extractor hood), (the DISHWASHER and AUTOMATIC WASHING MACHINE may be included), the DINING AREA has ample space for a table and chairs and French doors opening into the CONSERVATORY.

The first floor has TWO DOUBLE BEDROOMS (one of which has FITTED WARDROBES), a further SINGLE BEDROOM and a MODERN NEWLY FITTED SHOWER ROOM / WC.

GROUND FLOOR:

Entrance Vestibule / Hall:

Access via a newly fitted composite external door with a double glazed window light, ample space for coats and shoes, central heating radiator

Open Plan Living Room:



Double glazed window, stairs rising to the first floor, under-stairs storage cupboard, a feature fireplace and hearth with an electric fire, television point with connections for SKY, newly decorated, new flooring, central heating radiator

Fitted Dining Kitchen:



Double glazed window, double glazed French doors opening onto the conservatory, a modern range of fitted wall, drawer & base units, work surfaces, integral kitchen appliances (electric oven / grill, microwave, fridge / freezer, gas hob, extractor hood), inset sink and drainer with a mixer tap, good sized dining area with ample space for a table and chairs, central heating radiator.

Conservatory:



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

FIRST FLOOR:

Landing:

Double glazed window, access to the first floor accommodation, access to an insulated and part boarded loft space via a pull down loft ladder, airing / storage cupboard (containing a newly fitted combination boiler), central heating radiator

Bedroom One:



Double glazed window, central heating radiator, a range of fitted wardrobes providing useful storage and hanging space

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator

Shower Room / WC:



Double glazed window, a newly fitted modern suite comprising of a shower area with a glazed side screen, rainfall shower & hand wand, low flush WC and wash basin set into a vanity unit, modern vertical central heating radiator / towel warmer, modern wall and floor tiling

TO THE OUTSIDE:



Gardens:



The front garden is semi open plan and has a beach hedge and some planting

Drive / Parking

A driveway provides useful off street parking for two cars, hard-standing provides additional parking for a further car

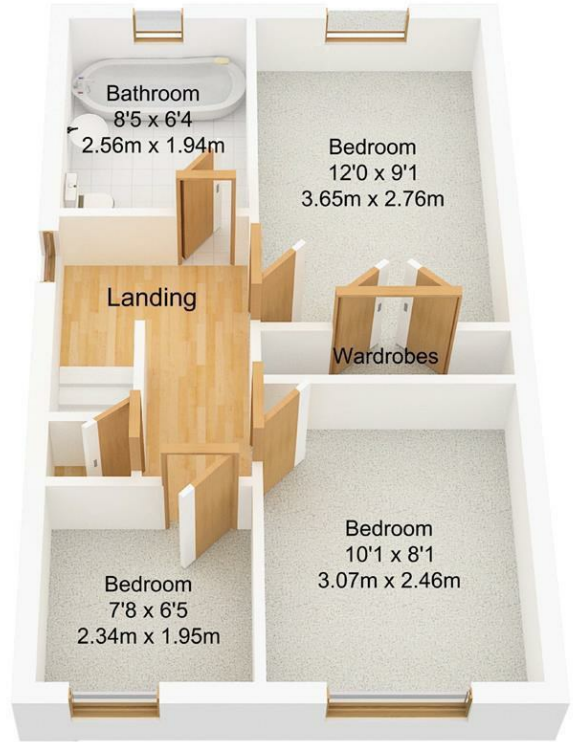
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<https://find-energy-certificate.service.gov.uk/energy-certificate/9923-0200-3707-2436-2210>

Floor Plan

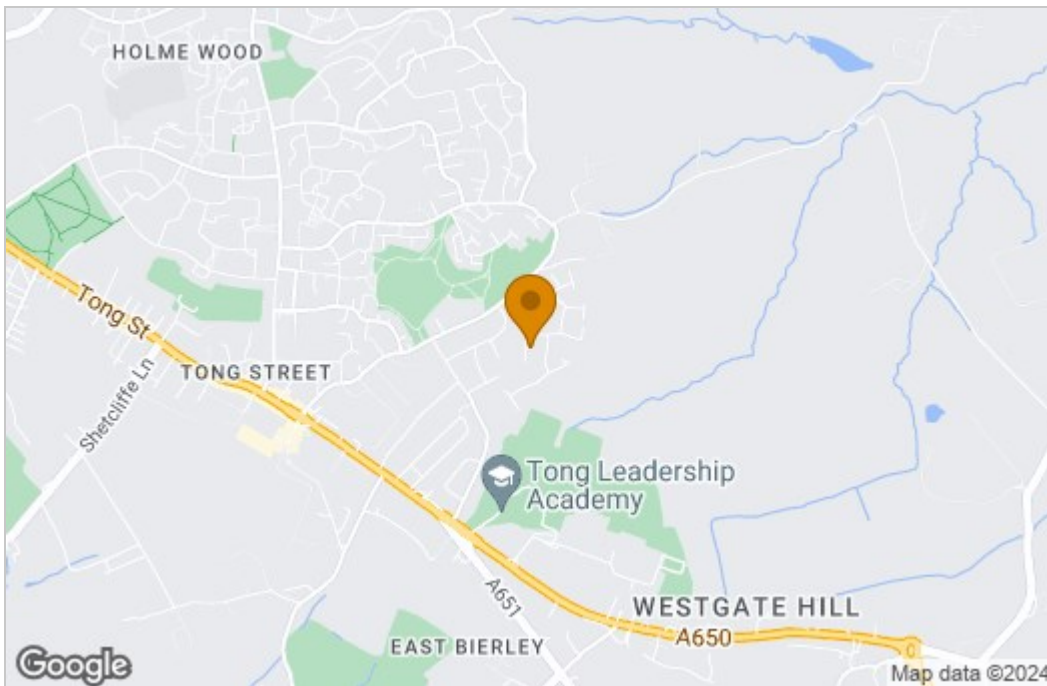


Ground Floor
Approx. 49.3 Sqm.
(530.66 Sqft.)

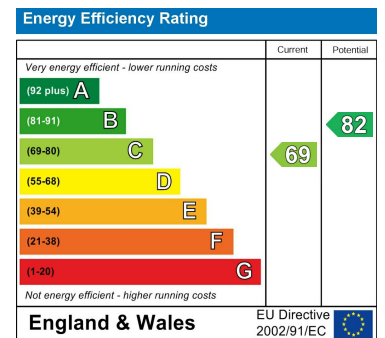


First Floor
Approx. 34.7 Sqm.
(373.50 Sqft.)

Area Map



Energy Efficiency Graph



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