

**22 Royd Moor Road  
Bradford**



**3 Bedroom House - Semi-Detached  
£178,995**

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
Tel: 0113 231 1033  
Fax: 0113 203 8333

**Web Site**  
[www.kathwells.com](http://www.kathwells.com)

**email**  
[sales@kathwells.com](mailto:sales@kathwells.com)

# 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:**

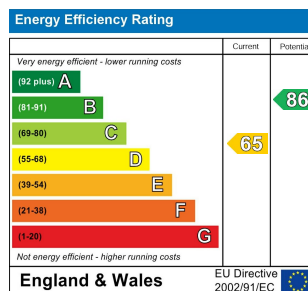


The front garden is semi open plan and has a lawn, a hedge and some planting. The rear garden is enclosed and has a lawn and a paved seating area / patio

**EPC Link:**

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

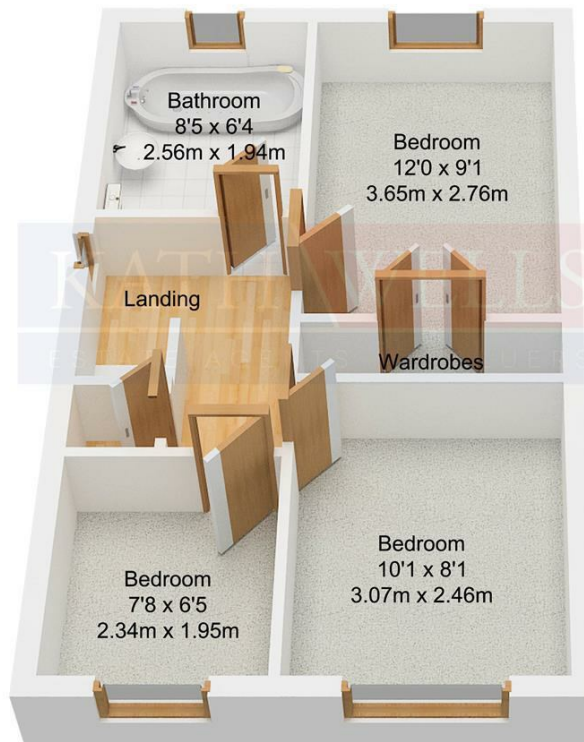
**EPC Rating & Council Tax Band**



## Floor Plan



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



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