



29 Royds Hall Avenue, Bradford

Bradford

£152,500



3-bed semi-detached house with spacious rear garden, modern interior & drive parking. Perfect for families, featuring stylish kitchen & cosy living room. Lush greenery & decking area in the garden. Conveniently located near amenities, schools & transport links. Arrange a viewing today!  
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- SEMI-DETACHED PROPERTY
- MODERN THROUGHOUT
- THREE BEDROOMS
- BREAKFAST KITCHEN
- POPULAR ODSAL LOCATION
- SPACIOUS REAR GARDEN
- THREE GOOD SIZED BEDROOMS
- DOUBLE DRIVEWAY







### **Kitchen**

8' 7" x 12' 8" (2.62m x 3.85m)

### **Living Room**

10' 1" x 15' 6" (3.07m x 4.72m)

### **Downstairs Bathroom**

4' 6" x 2' 6" (1.38m x 0.75m)

### **Master Bedroom**

11' 3" x 8' 8" (3.43m x 2.64m)

### **Bedroom 2**

7' 9" x 6' 6" (2.37m x 1.97m)

### **Bedroom 3**

8' 8" x 8' 5" (2.64m x 2.56m)

### **Upstairs Bathroom**

5' 7" x 6' 7" (1.71m x 2.01m)

### **Landing**

9' 3" x 3' 10" (2.82m x 1.18m)





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## GARDEN

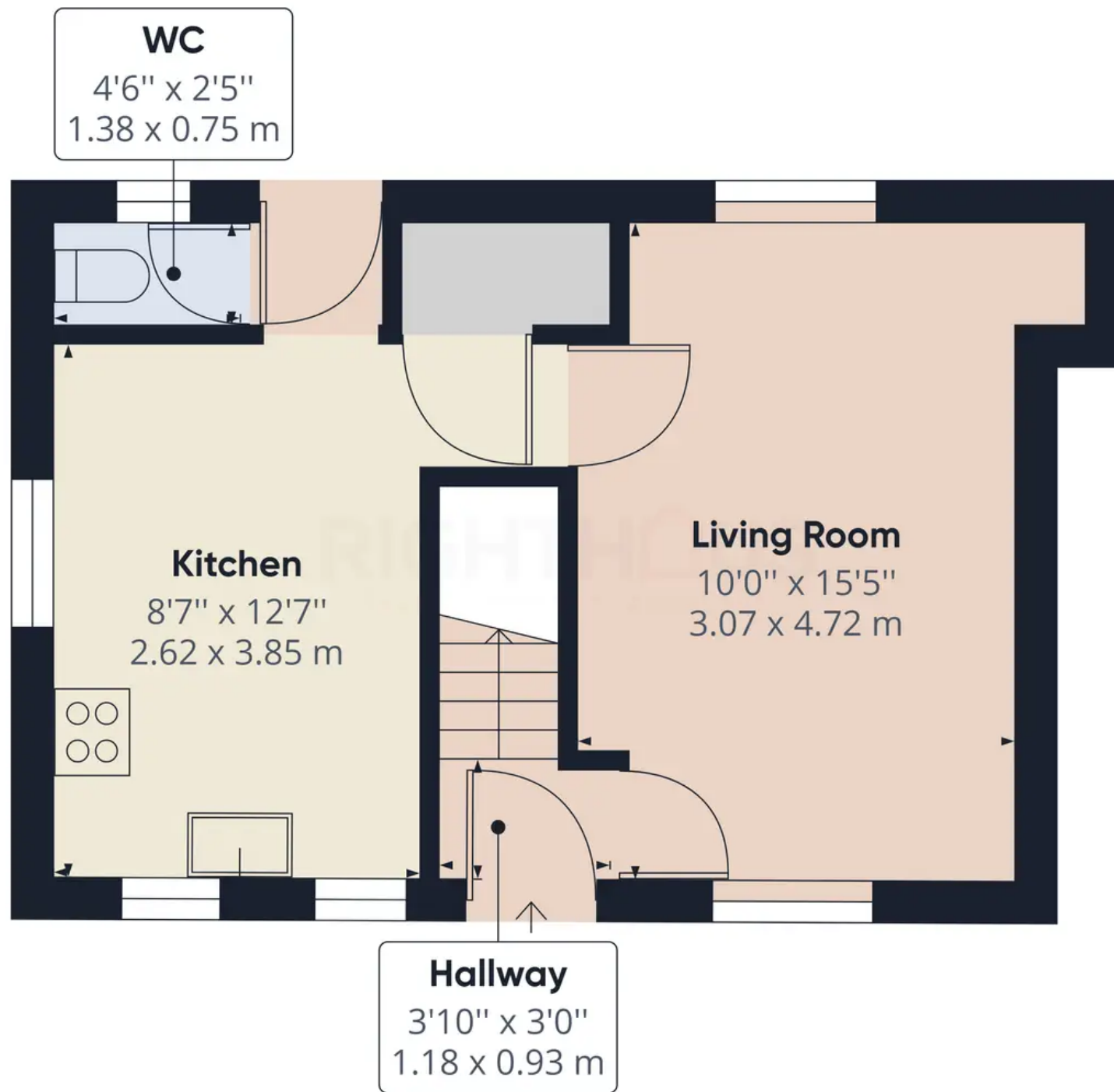
Large garden area at the rear of the property surrounded by greenery, and decking providing a private and open space for family and friends to gather.

## DRIVEWAY

2 Parking Spaces







Floor 0

Approximate total area<sup>(1)</sup>

340.16 ft<sup>2</sup>

31.60 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





## Righthaus Estate Agents

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SALES LETTINGS AUCTIONS