

Property Professionals  
for Five Decades



# Robert Watts

Incorporating Watts Chartered Surveyors

AN UNRIVALLED PROFESSIONAL PROPERTY RELATED SERVICE

Property Specialists  
in Bradford and Beyond



## 5 Rosewood Grove, Tyersal, Bradford, BD4 8PZ

NO CHAIN - Sensibly priced to sell, well appointed SEMI BUNGALOW, ideally located close to both Bradford & Leeds. Providing 2 BEDROOMS and occupying a small cul de sac development. Early viewing recommended.  
The accommodation comprises: Ent' Vest, Lounge, Kitchen, 2 Bedrooms & Showerroom/WC.

### Offers Over £89,950

Birkenshaw Office: 704 Bradford Road, Birkenshaw, Bradford BD11 2AE

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### ENTRANCE HALL

Access to boarded loft with loft ladder. Airing cupboard.

### LOUNGE 10'5" x 15'8" (3.2m x 4.8m)

Electric fire.

### KITCHEN 8'10" x 8'6" (2.7m x 2.6m)

Range of wall and base units, worktops and inset sink unit. Cooker point. Space for fridge/freezer. Plumbed for automatic washer.

### BEDROOM 1 10'9" x 10'5" (3.3m x 3.2m)

### BEDROOM 2 8'10" x 7'6" (2.7m x 2.3m)

Double doors leading to the rear.

### SHOWER ROOM/W..C

Comprising of shower, WC and sink. Storage cupboard.

### OUTSIDE

Driveway to the front. Lawned and patio garden to the rear.

### DIRECTIONS

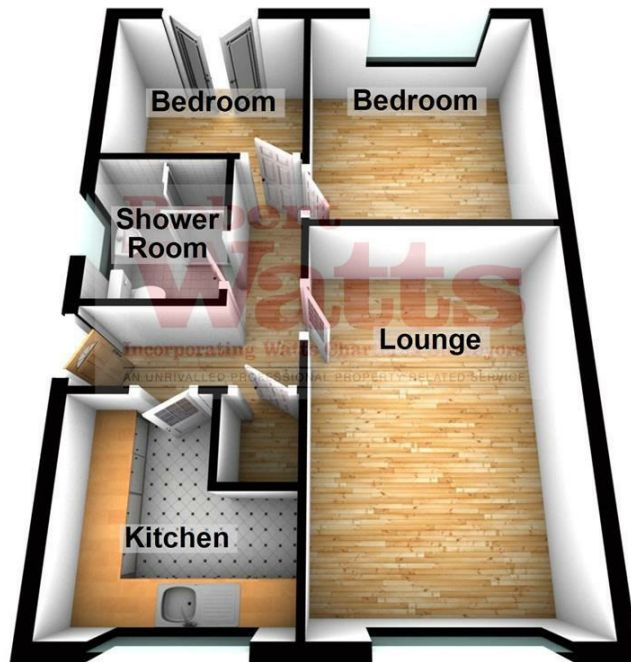
From our Birkenshaw Office proceed up Bradford Road and at the traffic lights bear left onto Tong Street. Proceed along Tong Street towards Dudley Hill roundabout, at Dudley Hill roundabout take the 3rd exit onto Sticker Lane, turn right onto Parsonage Road and then left onto Rosewood Grove.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order.


Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. these sales particulars do not constitute a contract or part of a contract.



## Ground Floor



Please note this is a guide only and should not be relied upon for accurate measurements.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		40
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

