



**Royds Hall Lane, Bradford BD6 2ND**





**welcome to**

## **Royds Hall Lane, Bradford**

Well-presented three-bedroom semi-detached home on Royds Hall Lane, BD6, featuring a fitted kitchen, modern bathroom, three good-sized bedrooms, and front and rear gardens, making it ideal for growing families.



### **Entrance Hall**

With doorway to the front and stairway access to the upper floor.

### **Lounge**

12' 3" x 12' into bay window ( 3.73m x 3.66m into bay window )  
With window to the front and gas central heating radiator.

### **Dining Room**

12' 3" into recess x 17' 7" ( 3.73m into recess x 5.36m )  
With window to the rear and gas central heating radiator.

### **Kitchen**

7' 7" x 19' 9" ( 2.31m x 6.02m )  
Fitted kitchen with a range of wall and base units.  
With windows to the side.

### **Primary Bedroom**

12' 1" into recess x 14' 8" ( 3.68m into recess x 4.47m )  
With window to the rear and gas central heating radiator.

### **Bedroom Two**

12' 1" x 11' 11" ( 3.68m x 3.63m )  
With window to the front and gas central heating radiator.

### **Bedroom Three**

7' 8" into recess x 11' ( 2.34m into recess x 3.35m )  
With window to the rear and gas central heating radiator.

### **Bathroom**

Fitted bathroom comprising of a panel bath, wash hand basin and WC.

### **Outside**

With Garden and driveway to the front and garden to the rear.



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## **Royds Hall Lane, Bradford**

- Three Bedrooms
- Fitted Kitchen and Bathroom
- Front and Rear Gardens
- Driveway
- £225,000

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C

# £225,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BDF117354 - 0002

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