



Kings Drive, Bradford, BD2

£175,000

None

Tenure: Freehold, **Bedrooms:** 2

A beautifully presented semi-detached bungalow, which has been refurbished to a high standard. As you enter through the front door into a light and airy hallway, leading off there is a gorgeous lounge with a picture window which floods the room with light, radiator and a feature gas fire

Key features:

- Private Driveway
- Garage
- Enclosed Garden
- Contemporary Bathroom and Kitchen
- Decorated to a high standard

Extra info:

- **Property Age:** 64 years
- **Council Tax:** Band C (£1458.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



A beautifully presented semi-detached bungalow, which has been refurbished to a high standard.

As you enter through the front door into a light and airy hallway, leading off there is a gorgeous lounge with a picture window which floods the room with light, radiator and a feature gas fire to keep you warm and cosy. A contemporary kitchen with wall and base units, gas hob, eye-level oven and additional storage cupboards, a door off the kitchen leads to the driveway, front and rear gardens.

There is a separate cloakroom off the hallway, two double bedrooms with picture windows looking out onto the rear enclosed garden, the master bedroom has a useful built in wardrobe. The well-designed bathroom is fully tiled with a walk-in shower, sink and heated towel rail.

Heading outside to the front of the property is a lawned garden with mature borders and path to the front door. To the rear is the garage, enclosed garden with attractive gravelling and a decked area to enjoy barbecues and entertaining in the summer months.

The property benefits from gas central heating, double glazing and is decorated to a high standard.

Floor plan:



Floor Plan

Floor area 83.9 sq. m. (903 sq. ft.) approx

Total floor area 83.9 sq. m. (903 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate
 HM Government

40, Kings Drive, BRADFORD, BD2 1PX

Dwelling type: Semi-detached bungalow **Reference number:** 0601-2855-7511-9394-2641
Date of assessment: 15 September 2014 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 15 September 2014 **Total floor area:** 39 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|--|----------------|
| Estimated energy costs of dwelling for 3 years: | £ 2,037 |
| Over 3 years you could save | £ 783 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|---|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 129 over 3 years | £ 81 over 3 years | <div style="background-color: #4caf50; color: white; padding: 10px; border: 1px solid white;"> You could save £ 783 over 3 years </div> |
| Heating | £ 1,674 over 3 years | £ 1,002 over 3 years | |
| Hot Water | £ 234 over 3 years | £ 171 over 3 years | |
| Totals | £ 2,037 | £ 1,254 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

| | Current | Potential | |
|---|---------|-----------|---|
| Very energy efficient - lower running costs | | 90 | The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants. |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | 58 | | |
| (39-54) E | | | |
| (21-38) F | | | |
| Not energy efficient - higher running costs | | | (1-20) G |

Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years |
|--------------------------------------|-----------------|------------------------------|
| 1 Increase loft insulation to 270 mm | £100 - £350 | £ 241 |
| 2 Cavity wall insulation | £500 - £1,500 | £ 263 |
| 3 Floor Insulation | £800 - £1,200 | £ 144 |

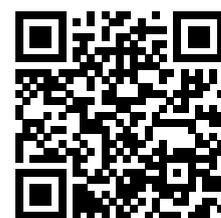
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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