



## 543 Rooley Lane, Dudley Hill, Bradford, BD4 7SB

**NO CHAIN:** Compact rear Terrace that we feel would make an ideal buy for either owner occupier or for buy to let. Has been successfully rented for many years. Set back from Rooley Lane, with 1 double bedroom. Ideally located close to Bradford City Centre.

The accommodation comprises: Lounge, Kitchenette, Bedroom & Bathroom.

**Asking Price £75,000**

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## **ENTRANCE VESTIBULE**

**LOUNGE 15' (4.57) x 13' (3.96) + chimney breast**

**KITCHENETTE** Range of kitchen units, worktops and sink unit. Built in oven and hob. Access to;-

## **SMALL CELLAR**

## **LANDING**

**BEDROOM 1 14'9" x 9'5" (4.5m x 2.87m)**

Built in cupboard.

**BATHROOM/W.C** 3 piece white bathroom suite.

**OUTSIDE** The garden to front of the house does not belong to this house and is owned by 541 Rooley Lane.

**TENURE** Freehold

**COUNCIL TAX BAND** A - Bradford

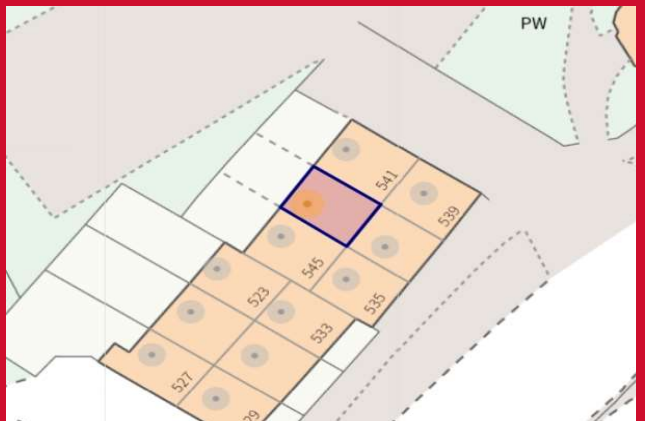
**UTILITIES** We have been informed there is no gas currently installed to the house.

**LOCATION** Set back from Rooley Lane and is reached at the last available left hand turning before Dudley Hill roundabout, adjacent to Ebenezer Methodist Church and community centre.

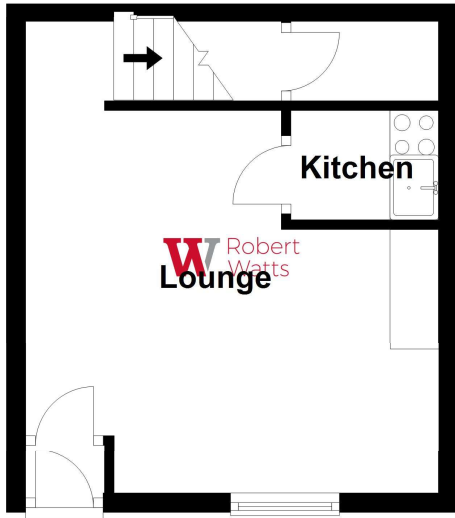
**MORTGAGES** We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up repayments on your mortgage

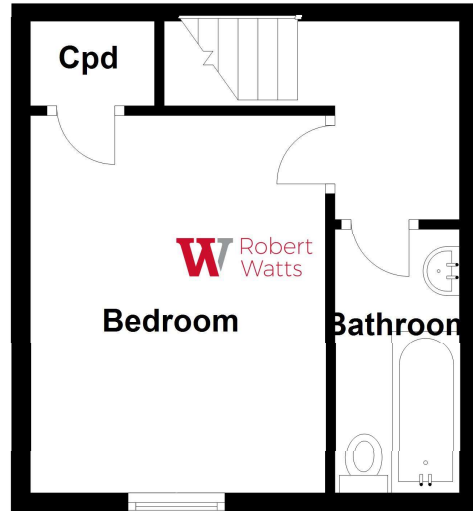
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



### First Floor



Please note this floor plan is not to scale and should not be relied on as a basis to purchase this property.  
Plan produced using PlanUp.

## 573 Rooley Lane

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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