



32 Rookwith Parade, Bradford, BD10 0DX

NO CHAIN – Former local authority semi detached benefiting from recent re-decoration and new flooring. Occupying an enviable plot, within close proximity of kids play park. This THREE BEDROOM example provides family sized accommodation and simply must be viewed to fully appreciate. Forming part of this ever popular locality, handy for primary schools and multiple amenities in and around Greengates including Costa, Sainsbury's and Matalan. Contact Robert Watts to arrange YOUR VIEWING today.

£140,000

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COUNCIL TAX Bradford

Band A

TENURE Freehold

ENTRANCE HALL

13'4" X 12'0"

KITCHEN 11'4" x 9'4" (3.45m x 2.84m)

Selection of wall and base units, work tops, sink unit , built in oven, hob and extractor

UTILITY ROOM 9'6" x 4'8" (2.9m x 1.42m)

Plumbed for washing machine

REAR HALL WC and useful walk in store housing boiler

LANDING Useful store closet

BEDROOM 1 11'9" x 10'6" (3.58m x 3.2m)

Useful store closet

BEDROOM 2 11'6" x 9'9" (3.5m x 2.97m)

Useful store closet

BEDROOM 3 9' (2.74) x 8'9" (2.67) both max

Useful store closet

BATHROOM Three piece suite , over bath shower

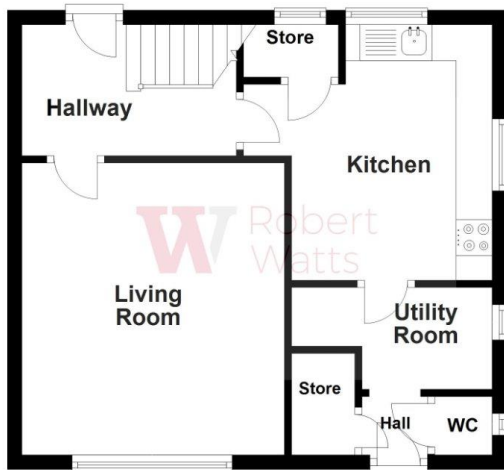
OUTSIDE Good size gardens front and rear

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.



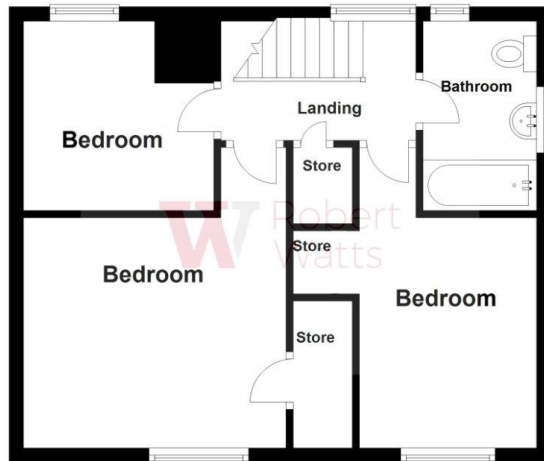
Ground Floor

Approx. 39.1 sq. metres (420.4 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.0 sq. feet)



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+) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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