



38 Rookwith Parade, Bradford, BD10 0DX

Former local authority SEMI-DETACHED occupying an enviable plot, within close proximity of kids play park. This well presented THREE BEDROOM example provides family sized accommodation including a kitchen diner in excess of 19ft in length. Rest assured this fine example has been much cared for and improved by our clients during their ownership. Forming part of this ever popular locality, handy for primary schools, Apperley Bridge train station and multiple amenities in and around Greengates including Costa, Sainsbury's and Matalan.

Contact Robert Watts to arrange YOUR VIEWING today.

£170,000

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COUNCIL TAX Bradford

Band A

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 13'6" x 12' (4.11m x 3.66m)

Recently installed media wall

KITCHEN DINER 19'8" x 7'9" (6m x 2.36m)

Selection of wall and base units, work tops, sink unit - built in double oven separate 5 ring hob and extractor, integrated dishwasher, washing machine and dryer - useful store closet

LANDING Useful store closet, loft space boarded for storage

BEDROOM 1 12' x 10'8" (3.66m x 3.25m)

Useful store closet

BEDROOM 2 11'6" x 9'3" (3.5m x 2.82m)

Useful store closet

BEDROOM 3 9'1" x 9' (2.77m x 2.74m)

Useful store closet

BATHROOM Three piece modern white suite, tiled walls and tiled floor

OUTSIDE Drive to large garage with power, light and security alarm also benefits from very pleasant gardens front and rear

AML Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

82 B

53 E