



301A Rooley Lane, Bradford, BD5 8LE

**** OFFERED WITH NO CHAIN ** DETACHED PROPERTY ** GARDENS AND PARKING **** Sat within its own grounds is this lovely family detached property. Briefly comprising: Modern kitchen, lounge with patio doors to the gardens, dining room, utility room and ground floor shower room. To the first floor are FOUR BEDROOMS and house bathroom. Externally, there is plenty of parking to the rear with Astro Turf lawn and patio area. Ideal for those who are looking to commute as it is on the doorstep of the motorway links and ring road, close to amenities to include 24hr Asda and schools. **BOOK YOUR VIEWING TODAY**

£220,000

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SIDE ENTRANCE & INNER HALL

Ground floor shower room off and under stair store

LOUNGE 13'5" x 11' (4.1m x 3.35m)

Patio doors

DINING ROOM 11' x 7' (3.35m x 2.13m)

KITCHEN 13'11" x 7' (4.24m x 2.13m)

Fitted kitchen incorporating a range of wall and base units, worktops, sink, built in oven hob and extractor

UTILITY ROOM 6'11" x 4' (2.1m x 1.22m)

BEDROOM ONE 12'2" (3.7) x 8'2" (2.5) reducing to 4'5" (1.35)

Velux window

FRONT BEDROOM TWO 12'7" x 5'10" (3.84m x 1.78m)

EXTENDED DORMER BEDROOM THREE 12'6" x 9'1" (3.8m x 2.77m)

REAR BEDROOM FOUR 9'2" x 9' (2.8m x 2.74m)

Velux window

BATHROOM

Three piece modern white suite

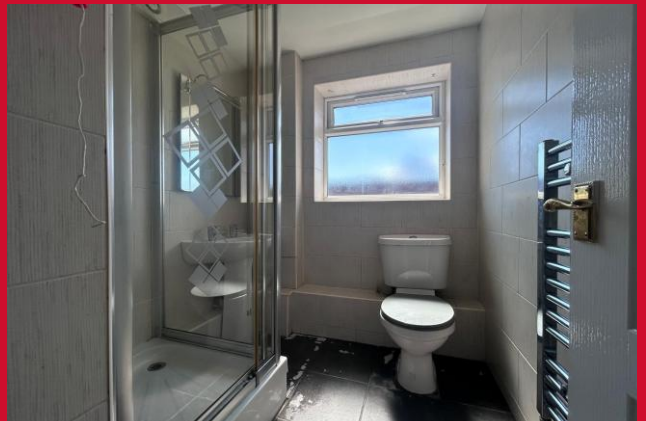
OUTSIDE

Low maintenance gardens and parking

BUYER DISCLAIMER

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		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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