



79 Hopefield Way, Off Rooley Lane, Bradford, BD5 8AA

**** STUNNING MODERN DETACHED ** WELL PRESENTED THROUGHOUT ** OFFERED WITH NO CHAIN ****

Viewing is strongly advised for this lovely family home which has had many improvements made over recent years. Currently providing: entrance vestibule with cloakroom. Lounge, dining breakfast kitchen opening through to the sunroom. THREE BEDROOMS and house bathroom. Externally are pleasant gardens to front and rear with driveway leading to garage. Situated just off Rooley Lane which is ideal for those looking to commute via the Ring Road or Motorway. Many amenities are close by making this an ideal young family home.,

Asking Price £280,000

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f RWEstateAgents **t** @robertwatts_

arla | propertymark naea | propertymark

79 Hopefield Way, Off Rooley Lane, Bradford, BD5 8AA

ENTRANCE VESTIBULE

CLAOKROOM

Sink and w/c

LOUNGE 14'11" x 14'6" (4.55m x 4.42m)

Good size reception room with open stairs to first floor (understair store cupboard) and feature fireplace.

DINING /BREAKFAST KITCHEN 14'11" x 10'1" (4.55m x 3.07m)

Impressive modern kitchen with solid wood worktops incorporating breakfast bar, sink inset. Selection of wall and base units to include walk in larder. Free standing range style cooker and extractor, Plumbing for washer and dishwasher. Opening into the Sun Room

SUN ROOM 12'8" (3.86) x 8'11" (2.72) approximate measurements

A great addition with solid roof allowing use all year round.

FIRST FLOOR

Landing area with loft access and store cupboard

BEDROOM ONE 8'2" x 12'11" (2.5m x 3.94m)

BEDROOM TWO 8'2" x 11' (2.5m x 3.35m)

BEDROOM THREE 8'5" x 8'2" (2.57m x 2.5m)

BATHROOM

Three piece modern white suite with shaped bath, shower over and screen. Vanity style sink and w/c

OUTSIDE

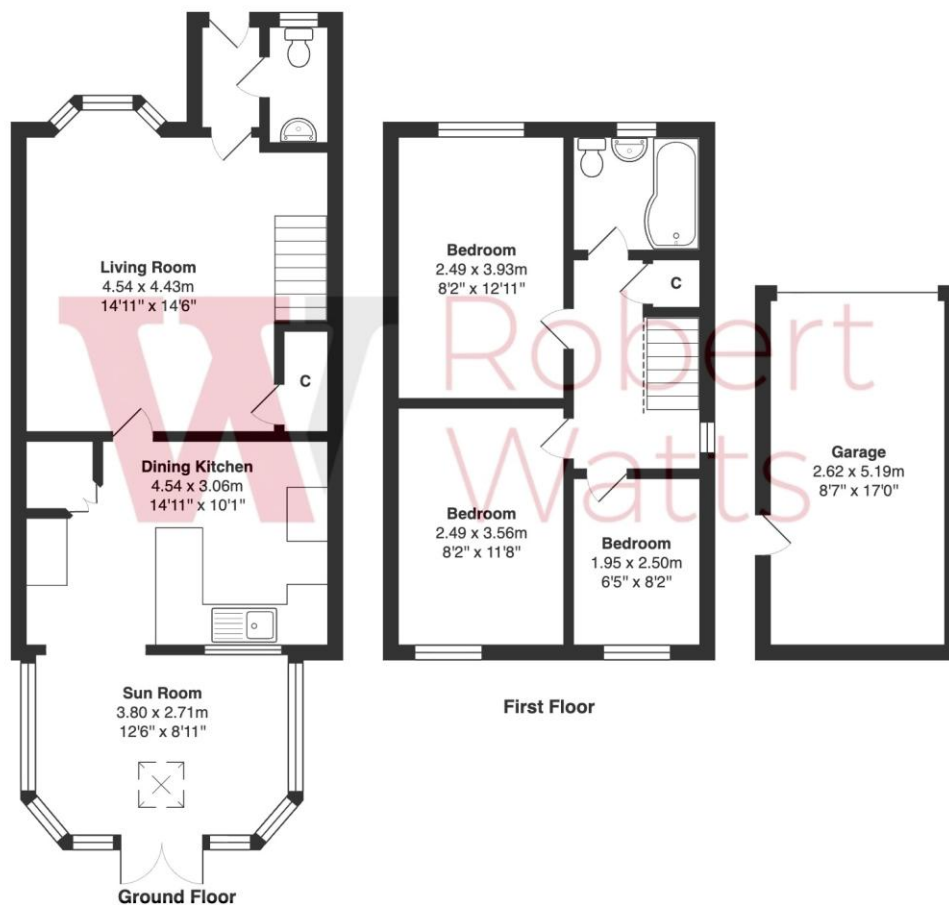
Well tended gardens to the front. Enclosed gardens to the rear with patio and raised deck seating area, ornamental pond and mature shrubs. Driveway to site and garage (17'0" x 8'7")

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.





Total Area: 97.3 m² ... 1047 ft²

All measurements are approximate and for display purposes only

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

01274 601119
 wibsey@robertwatts.co.uk
 robertwatts.co.uk
 Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

RWEstateAgents
 @robertwatts_

arla | propertymark naea | propertymark