



20 Newhall Drive, Off Rooley Lane, Bradford, BD6 1DG

** CORNER PLOT POSITION ** VAST POTENTIAL**

*** HIGHLY SOUGHT AFTER LOCATION *** SPACIOUS THROUGHOUT *** Viewing is strongly advised for this lovely family home situated within a cul de sac location of BD6. Sat on an enviable plot which lends itself to possible extension (subject to the relevant permissions). The property offers THREE BEDROOMS AND TWO RECEPTION ROOMS PLUS LARGE CONSERVATORY. Further enhanced with good size kitchen, ground floor cloakroom, family bathroom, gch and dg. Externally, the gardens have been well maintained with lawned gardens to the front and driveway to side, allowing parking for several cars leading to detached garage. Pleasant gardens to the rear, lawned with bedding borders, paved seating area, ORNAMENTAL POND and much more!

£240,000

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ENTRANCE HALLWAY

With open stairs and useful store

CLOAKROOM

Off from hallway with sink and W.C

LOUNGE 11'8" x 14'9" (3.56m x 4.5m)

Feature fire surround. Opening to dining room

DINING ROOM 11'7" x 11'8" (3.53m x 3.56m)

Patio doors to conservatory

CONSERVATORY

Great use of space overlooking rear garden

KITCHEN 7'5" x 10'6" (2.26m x 3.2m)

Modern fitted kitchen with a selection of wall and base units. Plumbing for automatic washing machine and pantry area

LANDING

Access to the loft

BEDROOM ONE 14' x 10'9" (4.27m x 3.28m)

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

Fitted wardrobes

BEDROOM THREE 8'7" x 7'8" (2.62m x 2.34m)

BATHROOM

White suite with shower over bath, sink and W.C. Fully tiled walls and floor

OUTSIDE

Large plot position with driveway leading to garage. Family sized lawned garden with paved seating area and ornamental pond, having a southerly aspect. Gardens to the front

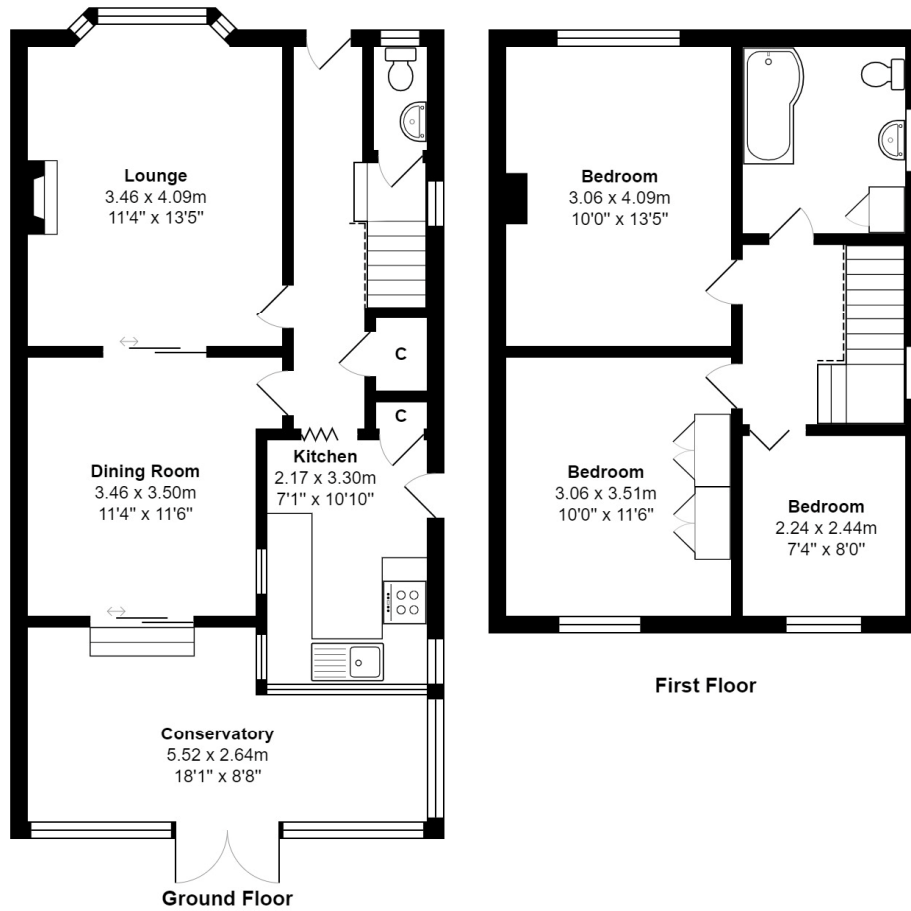
FURTHER INFORMATION

Council Tax - Band C

Tenure - Freehold

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: 99.9 m² ... 1075 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	70	
(55-68)	D		
(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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