



54 Rookes Avenue, Wibsey, Bradford, BD6 1HE

**** SWIFT MOVE SALE - QUICKER COMPLETION: ASK FOR FURTHER INFORMATION**** ENVIABLE PLOT POSITION **** LARGE FAMILY GARDENS TO THE REAR **** Step inside this well presented SEMI DETACHED property which offers fantastic family size accommodation throughout. Briefly comprising: entrance hallway, lounge with patio doors leading to the rear, dining kitchen and utility. THREE BEDROOMS with modern shower room to the first floor. Externally, are lovely large gardens to the rear with decked seating areas and off road parking. Situated within this convenient part of BD6, Odsal which is ideal for many local amenities, commute to city centre and the motorway network a short distance away. **MUST BE VIEWED TO APPRECIATE**

£150,000

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SWIFT MOVE INFORMATION The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

ENTRANCE HALLWAY

LOUNGE 11'11" x 16' (3.63m x 4.88m)

Large reception room with patio doors leading to a seating area overlooking the rear gardens. Feature fireplace

DINING KITCHEN 13' x 11'10" (3.96m x 3.6m)

With an array of wall and base units, worktops, incorporating breakfast bar, sink and drainer. Splashback freestanding cooker, fridge and freezer

UTILITY ROOM AND STORE

Plumbing for washer and space for dryer. Plenty of shelving for storage

FIRST FLOOR

Landing area with large walk in cupboard with window

BEDROOM ONE 12'7" x 9'9" (3.84m x 2.97m)

Two windows allowing plenty of natural light

BEDROOM TWO 11'8" x 8'2" (3.56m x 2.5m)

BEDROOM THREE 9'10" x 6'8" (3m x 2.03m)

Walk in store

SHOWER ROOM

Modern suite with walk in shower, sink and W.C

OUTSIDE

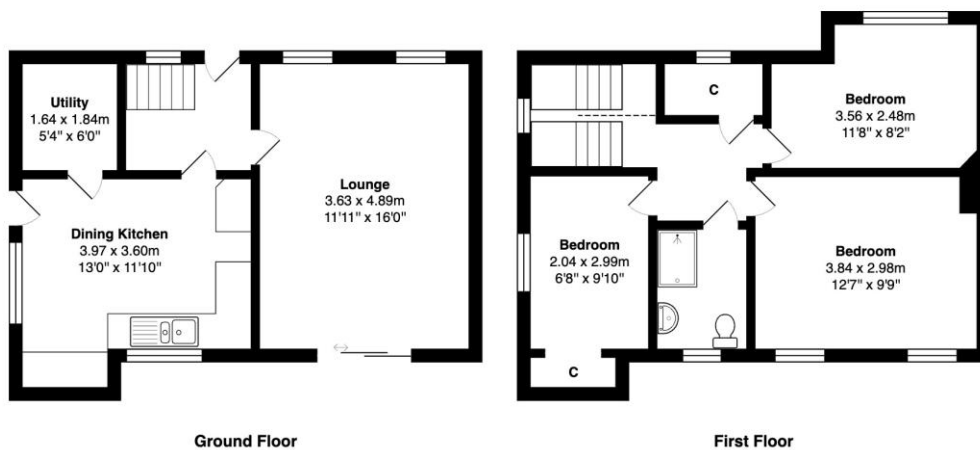
Block paved off road parking to the front, patio to the side and great family gardens to the rear, mainly laid to lawn with decked seating area

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: 80.2 m² ... 863 ft²
 All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		