



## 25 Sunny Bank Road, Off Rooley Lane, Bradford, BD5 8NB

\*\* OFFERED WITH NO CHAIN \*\* WELL PRESENTED THROUGHOUT \*\* Viewing is strongly advised for this traditional THROUGH TERRACED property situated within this convenient of localities, ideal for many amenities and commute to the city centre and Motorway Networks. Briefly comprising: entrance vestibule, lounge, large dining kitchen and basement. Two first floor bedrooms and family FOUR piece bathroom, OVERALL DORMER attic bedroom with walk in store. Benefitting further from GCH, DG and gardens to the front & rear.

£150,000

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## **ENTRANCE VESTIBULE**

### **ENTRANCE HALL**

Part panelled inner hall walls

### **LOUNGE 14'4" x 13'5" (4.37m x 4.1m)**

Feature fireplace with surround housing gas fire. Coving to ceiling and laminate flooring

### **BASEMENT**

Large basement area with window, power and light

### **KITCHEN 14'9" x 14'4" (4.5m x 4.37m)**

Fitted kitchen with circular sink and drainer. Oven, hob, extractor and plumbing for washer. Coving to ceiling and laminate flooring

### **BEDROOM ONE 14'2" x 13'5" (4.32m x 4.1m)**

Cupboard understairs and laminate flooring

### **BEDROOM TWO 8'5" x 11'8" (2.57m x 3.56m)**

Laminate flooring

### **OVERALL DORMER ATTIC 16'7" x 14' (5.05m x 4.27m)**

Walk in undereaves store

### **BATHROOM**

Modern four piece bathroom with bath, shower, sink and W.C. Fully tiled

### **OUTSIDE**

Garden to the front and yard to the rear

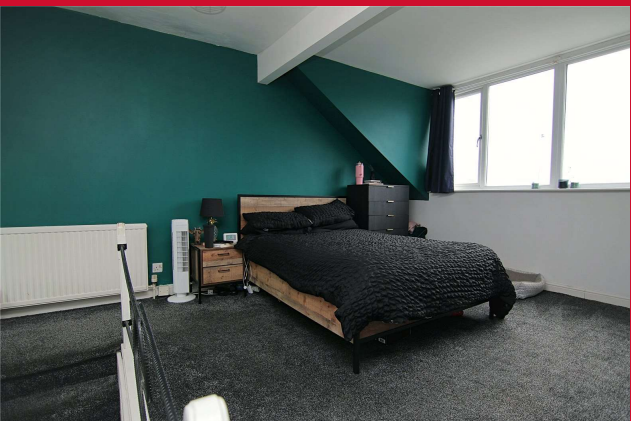
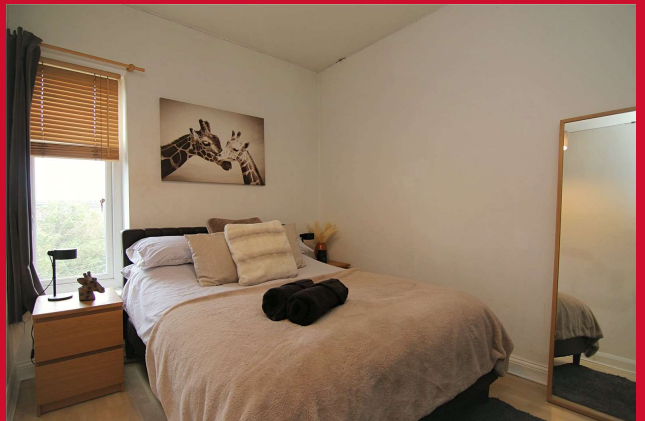
### **FURTHER INFORMATION**

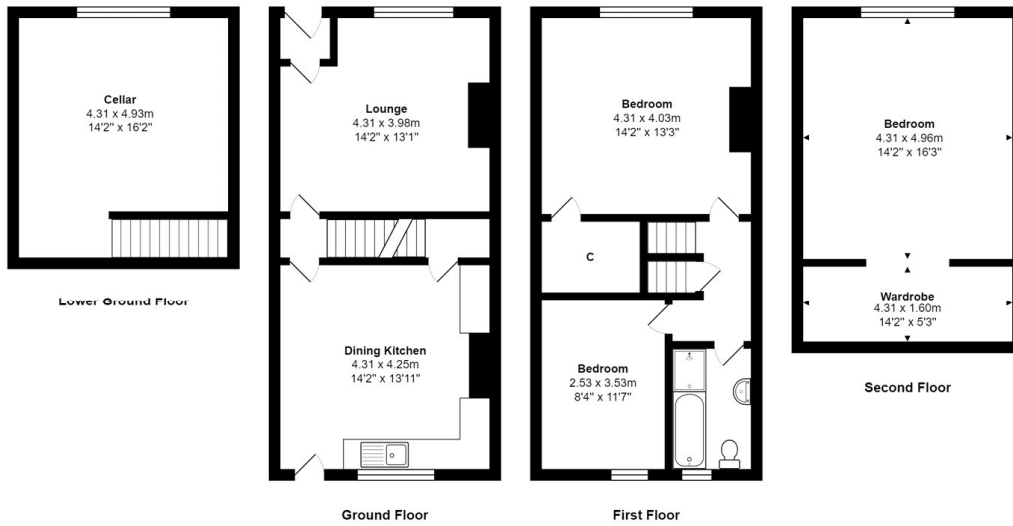
Council Tax - Band B

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: 130.7 m<sup>2</sup> ... 1407 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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