



50 Rooley Crescent, Bradford, BD6 1BX

**** NO CHAIN ** LARGER STYLE TWIN BAY SEMI DETACHED ** POPULAR RESIDENTIAL AREA ****

Attractive semi detached currently providing three bedroom, two reception room accommodation and further enhanced by a utility/rear hall extension. Sat on a enviable plot with large gardens to rear, gardens to front and driveway allowing parking for several cars leading to DETACHED GARAGE. The property offers plenty of scope to create additional living space (subject to permissions) and is well placed for many amenities and commute via the Motorway Network M606/M62. **BOOK YOUR VIEWING TODAY**

£230,000

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk

Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f RWEstateAgents **t** @robertwatts_

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ENTRANCE HALL Inviting entrance hall

CLOAKROOM Vanity style sink and W.C

LOUNGE 11'10" (3.6) x 14'4" (4.37) into bay
With bay window

DINING ROOM 11'11" x 11' (3.63m x 3.35m)
Patio doors

KITCHEN 12'2" x 6'9" (3.7m x 2.06m)
Fitted wall and base units. Worktops, sink and drainer. Plumbing for washer and cooker point

LANDING Loft access

BEDROOM ONE 14'3" (4.34) x 10'3" (3.12) into bay
Fitted wardrobes

BEDROOM TWO 11'11" x 9'1" (3.63m x 2.77m)
Fitted wardrobes

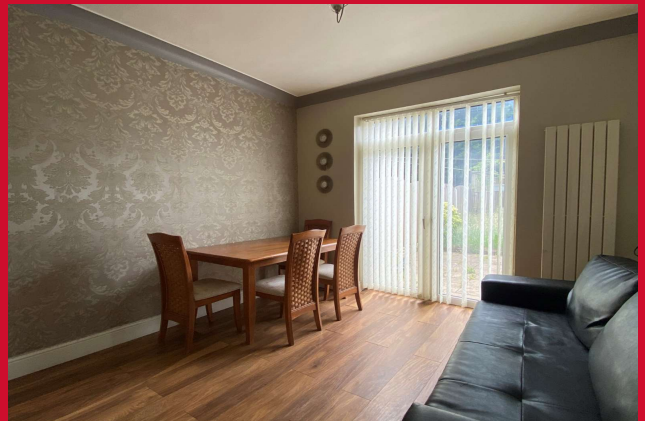
BEDROOM THREE 5'10" x 7' (1.78m x 2.13m)

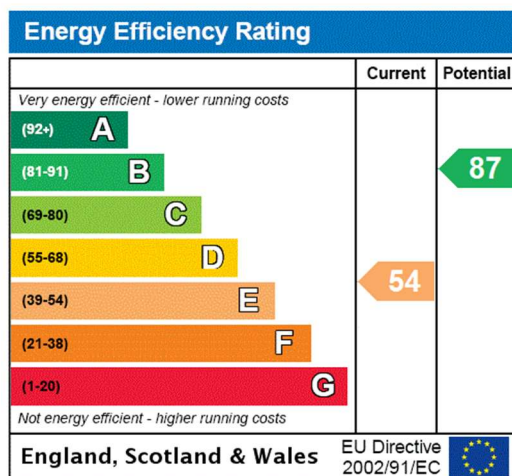
BATHROOM Modern suite with shower cubicle, vanity style sink and W.C. Storage cupboard and boiler




OUTSIDE Lawn gardens to the front. Driveway leading to oversize detached garage. Large gardens to rear with decked seating area, ideal for entertaining

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.





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