



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

**** OFFERED WITH NO CHAIN ** CUL DE SAC LOCATION ** IDEAL YOUNG FAMILY HOME ****

Viewing is strongly advised for this MODERN SEMI DETACHED property situated within this convenient of localities, close to many amenities and on the doorstep of the Motorway Network M606/M62. Briefly comprising: entrance hall, lounge, dining kitchen and CONSERVATORY. THREE BEDROOMS and bathroom. Outside are pleasant gardens to the front and rear with driveway leading to garage.

£199,950

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ENTRANCE HALL

Stairs leading to the first floor.

LOUNGE 10.8 x 15.1

Laminate flooring, feature fireplace housing gas fire.

DINING KITCHEN 14.1 x 10.6

Modern kitchen with a selection of wall and base units, worktops, circular sink and drainer. Free standing range cooker with extractor and splashback tiled walls, plumbing for washer and dishwasher. Pantry area.

CONSERVATORY 12.8 x 9.2

A great additional with Laminate flooring.

FIRST FLOOR

Landing area

BEDROOM 1 12.2 x 9.2

Laminate flooring and two windows and fitted wardrobes

BEDROOM 2 10.4 x 7.8

Laminate flooring

BEDROOM 3 7.2 x 6

Laminate Flooring and wardrobe

WETROOM

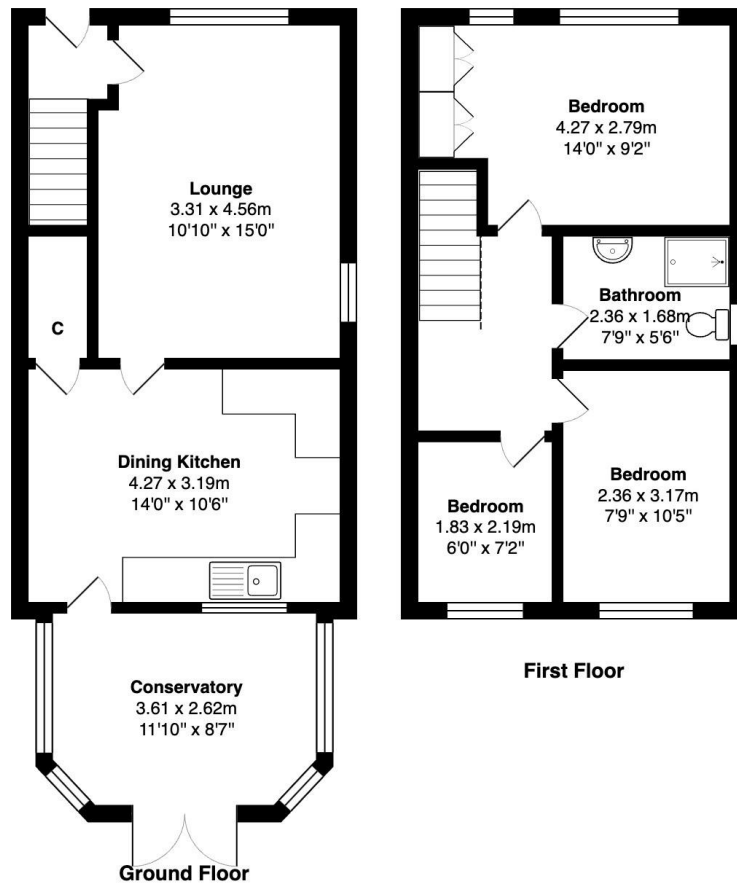
Shower, sink and w/c

OUTSIDE

Gardens to the front with disabled ramp access, driveway allowing parking for 3 cars leading to garage. Gardens to the rear.

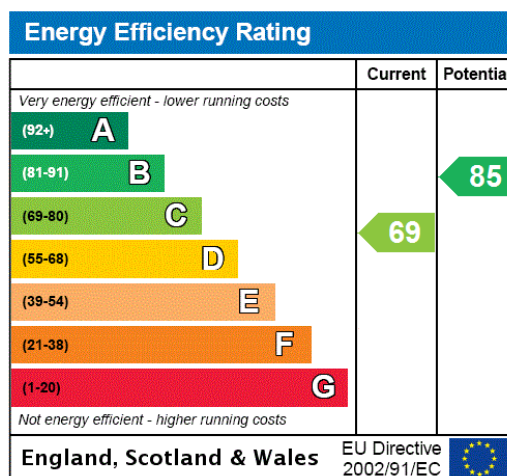
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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: 77.2 m² ... 831 ft²

All measurements are approximate and for display purposes only



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