



## 45 Dukes Avenue, Off Rooley Lane, Bradford, BD6 1AY

**\*\* STUNNING MODERN DETACHED \*\* ENVIABLE PLOT \*\*** Situated within this Persimmon development which has great links for commute and an ideal space for families is this spacious detached property which briefly comprises: Entrance hallway, lounge, dining kitchen, cloakroom and utility. THREE BEDROOMS to the first floor with the master bedroom having modern en-suite facilities plus house bathroom. Externally, the property is sat on good grounds which could lend itself to possible extension opportunities (subject to the relevant permissions) with drive leading to garage, additional parking to the front and larger than average gardens to the rear. Excellent access to the M62, Bradford, Leeds & Manchester, your connectivity couldn't be better. Tastefully decorated and stylish throughout, we strongly recommend early arrangement of viewing.

PLEASE NOTE: Our clients advise they are currently purchasing the FREEHOLD.

**£279,000**

**T** 01274 601119 **E** [wibsey@robertwatts.co.uk](mailto:wibsey@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)  
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

**f** [RWEstateAgents](https://www.facebook.com/RWEstateAgents) **T** [@robertwatts\\_](https://twitter.com/robertwatts_)

[arla | propertymark](#) [naea | propertymark](#)

# 45 Dukes Avenue, Off Rooley Lane, Bradford, BD6 1AY

**ENTRANCE HALLWAY** Inviting entrance hallway with under stair cupboard. Open stairs to the first floor and cloakroom off. The entire ground floor benefits from luxurious LVT flooring and enhanced security with recently installed composite front door

## **CLOAKROOM**

Sink and W.C

## **LOUNGE 12'11" x 12'3" max (3.94m x 3.73m max)**

A generous, tastefully decorated space with AC unit for year-round comfort. Ideal to relax or for family entertainment

## **DINING KITCHEN 18'1" x 9'4" (5.5m x 2.84m)**

Well equipped dining kitchen with plenty of workspace. Fitted wall and base units, worktops incorporating breakfast bar, oven, hob and extractor. Plumbing for dishwasher and space for fridge freezer. Enjoy far reaching views from the window and step through newly installed patio doors leading out to the decked seating area

## **UTILITY ROOM 7'8" x 5'4" (2.34m x 1.63m)**

Wall units, worktops, plumbing for washer and space for dryer. Newly fitted composite security door

## **FIRST FLOOR**

Large landing area with loft access and airing cupboard

## **MASTER BEDROOM 12'11" x 10'9" (3.94m x 3.28m)**

A tranquil retreat with fitted wardrobes and private, modern ensuite with AC for year-round comfort

### **EN-SUITE**

Good size en-suite with double walk in shower, sink and W.C

## **BEDROOM TWO 9'7" x 9'7" (2.92m x 2.92m)**

A spacious second bedroom, ideal for family or guests

## **BEDROOM THREE 9'7" x 8'3" (2.92m x 2.51m)**

Perfect third bedroom, nursery or home office

## **HOUSE BATHROOM**

Three piece suite with panelled bath, sink and W.C

## **OUTSIDE**

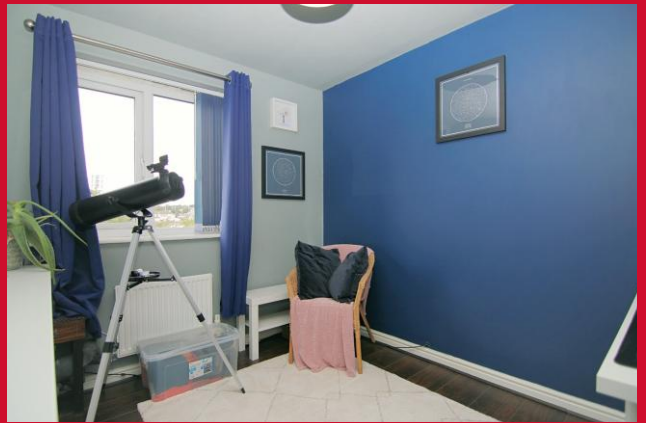
Sit on a generous, enviable plot within a cul de sac location. This home benefits from a private driveway leading to the garage (with power & light) with additional block paved parking to the front. The exceptional gardens to the side and rear are mainly laid to lawn and boast a large decked area, perfect for summer entertaining, children and pets

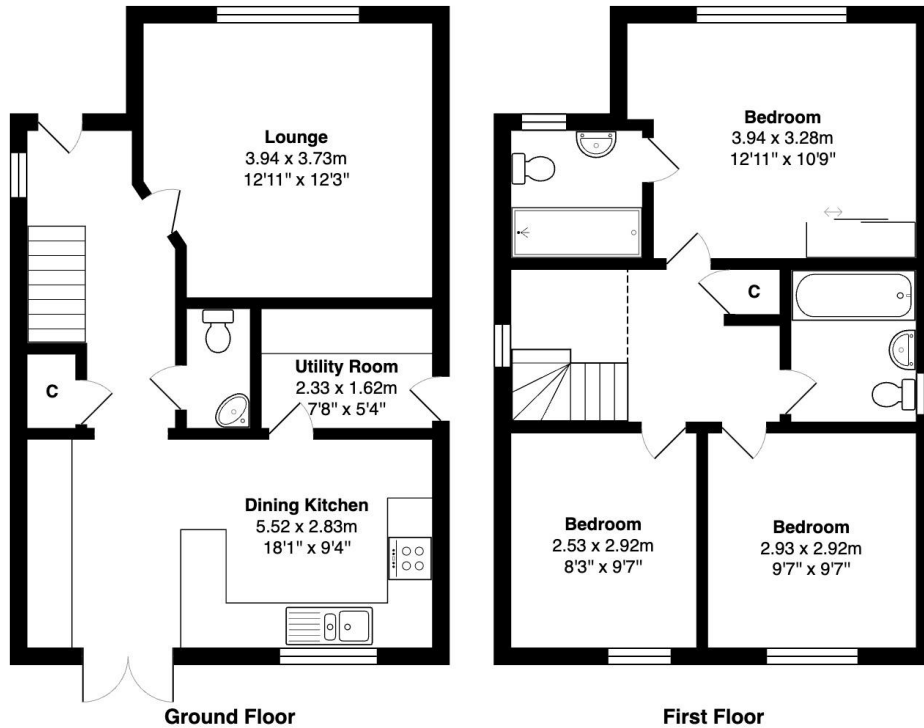
**BUYER DISCLAIMER** Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

**LEASEHOLD DISCLAIMER** N.B. Our client has advised us that this property is CURRENTLY leasehold and they are in the process of purchasing the freehold. This information should be verified by your solicitor prior to proceeding with any purchase. Additional management charges / ground rent may be payable. Please contact the office for any further details.

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: 89.3 m<sup>2</sup> ... 962 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

01274 601119 
 wibsey@robertwatts.co.uk 
 robertwatts.co.uk  
 Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

RWEstateAgents 
 @robertwatts\_

arla | propertymark    naea | propertymark