



## **1 Bannockburn Court, Off Rooley Lane, Bradford, BD5 8AE**

**\*\* LOVELY DETACHED PROPERTY \*\* IDEAL FAMILY HOME \*\* CUL DE SAC LOCATION \*\*** Step inside this spacious property which briefly comprises: Entrance hall with cloakroom off, lounge and dining room PLUS CONSERVATORY and kitchen. THREE BEDROOMS (master en-suite) and family bathroom. Gardens to three sides and driveway which enjoys the sun throughout the summer months. Benefitting further from GCH and DG. Ideal for commute via the motorway network and close to many amenities on offer. We feel this will appeal to many buyers and strongly urge early arrangement of viewing.

**£249,500**

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## ENTRANCE HALL

### CLOAKROOM

Off from the hallway with sink and W.C

### LOUNGE 13'4" x 13'6" MAX (4.06m x 4.11m MAX)

Good size room with feature fireplace. Opening through to the dining room

### DINING ROOM 11'10" x 7'4" (3.6m x 2.24m)

Patio doors to conservatory

### CONSERVATORY 9'10" x 9'4" (3m x 2.84m)

A great addition overlooking the rear gardens

### KITCHEN 8'9" x 11' (2.67m x 3.35m)

Fitted kitchen wall and base units. Worktops sink and drainer. Oven, hob and extractor, plumbing for washer. Pantry area with power and light

## FIRST FLOOR

Landing area with loft access

### MASTER BEDROOM 10'3" x 9'9" (3.12m x 2.97m)

Built in cupboard and access to the en-suite

### EN-SUITE

Shower cubicle sink and W.C

### BEDROOM TWO 10' x 8'2" (3.05m x 2.5m)

### BEDROOM THREE 10' x 6'2" (3.05m x 1.88m)

Currently utilised as a dressing room with fitted wardrobes

### BATHROOM

Three piece white suite. Part tiled walls

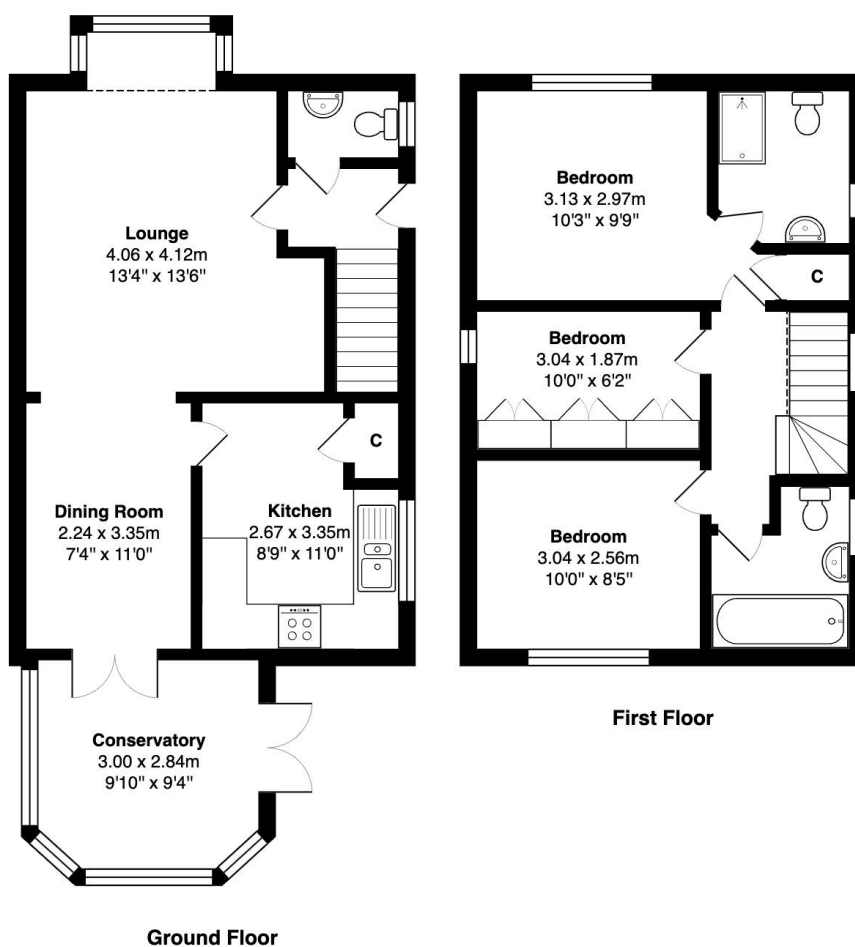
## OUTSIDE

Gardens to three sides and driveway. Enclosed garden to the rear with lawn and patio, mature shrub borders

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.

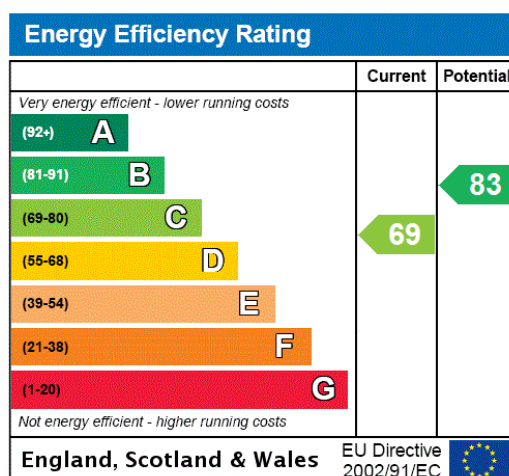






Total Area: 87.3 m<sup>2</sup> ... 939 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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