



5 Mayo Road, Off Rooley Lane, Bradford, BD5 8JA

Popular style of SEMI-DETACHED forming part of this ever popular area, within walking distance of Morrisons and Matalan and offering easy access to the Motorway network. This fine example provides THREE BEDROOM, TWO RECEPTION ROOM family sized accommodation. The DRIVE, GARAGE and PLEASANT GARDENS further add to the appeal here. Contact Robert Watts to arrange YOUR VIEWING today.

£199,950

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ENTRANCE HALL

LIVING ROOM 11'2" (3.4) x 10'8" (3.25) plus bay

DINING ROOM 14'2" max x 11'9" (4.32m max x 3.58m)

KITCHEN 9'8" x 6'9" (2.95m x 2.06m)

Selection of wall and base units, work tops, sink unit - useful understairs store

LANDING

Over stair cupboard - access to good size loft space

BEDROOM ONE 13'9" (4.2) x 8'9" (2.67) plus robes

Fitted wardrobes

BEDROOM TWO 12' x 11' (3.66m x 3.35m)

BEDROOM THREE 8' x 5'8" (2.44m x 1.73m)

LOFT SPACE

Good size loft space, potential to convert subject to relevant permissions

BATHROOM

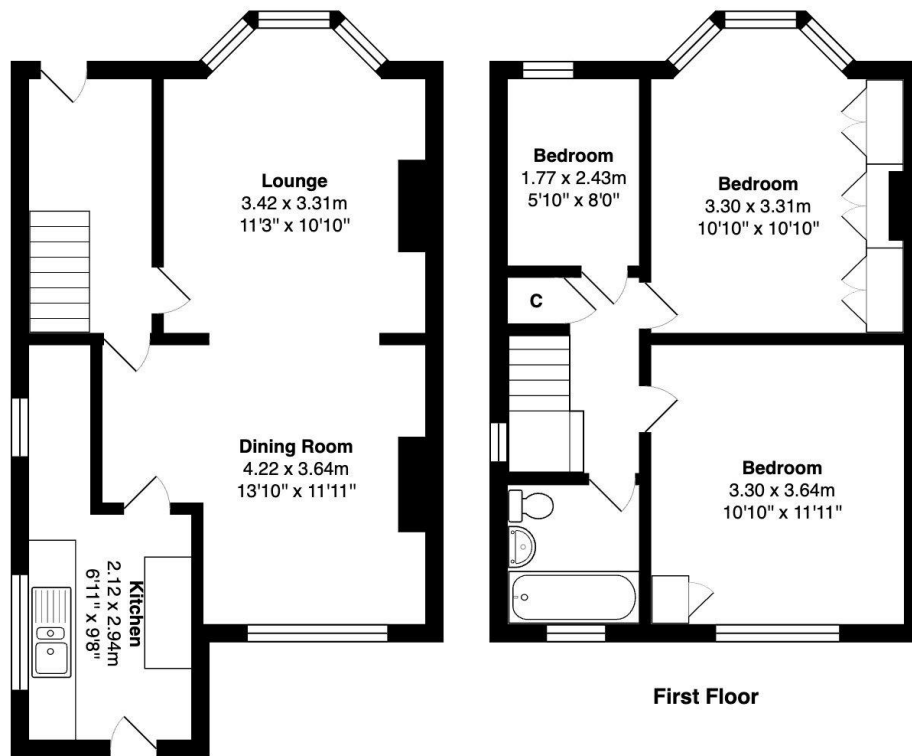
Three piece suite, fully tiled walls

OUTSIDE

Drive to garage, pleasant garden to front, good size low maintenance rear garden - The bespoke handmade garden furniture is available by separate negotiation

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: 79.0 m² ... 850 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		

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