



4 Dukes Avenue, Off Rooley Lane, Bradford, BD6 1AY

IDEAL FIRST TIME BUY ** WELL PRESENTED THROUGHOUT ** LOVELY LANDSCAPED GARDENS TO REAR ** Offered for sale is this lovely STARTER HOME ideal for first time purchasers/young families. Set out over THREE FLOORS is this SEMI DETACHED offering THREE BEDROOM accommodation being further enhanced with open living area leading to a larger than expected rear garden, ideal for entertaining, GCH, DG and parking. Situated within this recent Persimmon Homes development, which is well placed for many of the local amenities including shops, schools and transport links to Bradford/Halifax and the motorway network. A detailed inspection is highly advised.

£180,000

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ENTRANCE

OPEN PLAN LIVING AREA / KITCHEN 22'1" x 12'1" (6.73m x 3.68m)

Having an array of wall and base units finished in high gloss. Incorporating stainless steel sink unit, four ring gas hob, electric oven and hood. Integrated dish washer and breakfast bar. Living area has French doors leading to the rear garden

FIRST FLOOR

BEDROOM TWO 12'1" x 7'7" (3.68m x 2.3m)

BEDROOM THREE 12'1" max x 7'7" max (3.68m max x 2.3m max)

'L' shaped room

BATHROOM

Fitted bathroom suite with mixer shower over bath, sink and W.C. Tiled walls

SECOND FLOOR

BEDROOM ONE 15'6" x 8'8" (4.72m x 2.64m)

With Fakro roof lights

OUTSIDE

Well maintained garden to the rear with paved area and Astro Turf, decking area and ornamental pond. Off street parking to the front for two cars

BUYER DISCLAIMER

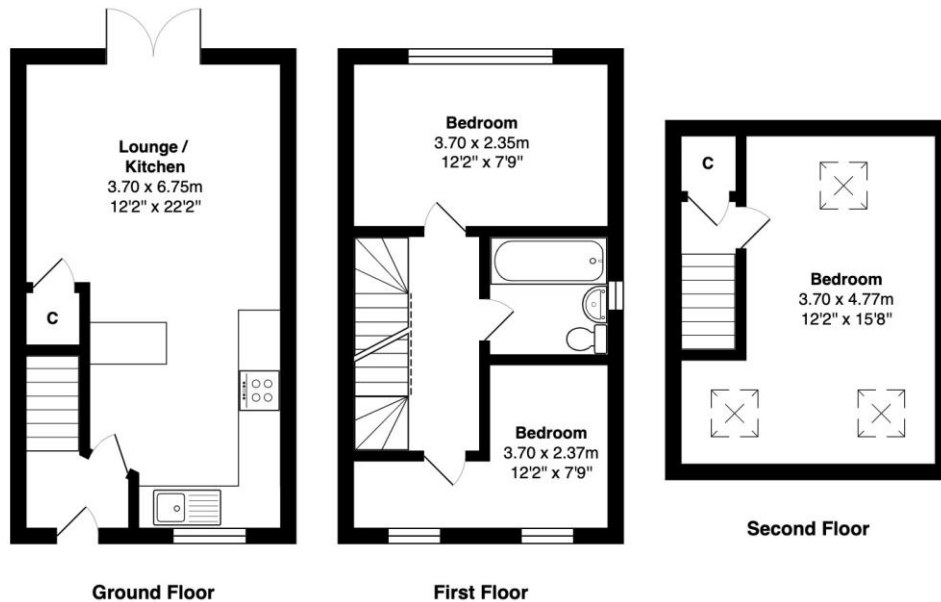
Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

LEASEHOLD DISCLAIMER

N.B. Our client has advised us that this property is leasehold, 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: 67.5 m² ... 727 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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