



## 35 Radfield Drive, Off Rooley Crescent, Bradford, BD6 1BY

**\*\* LARGER THAN AVERAGE PLOT \*\* FOUR DOUBLE BEDROOMS\*\* TWO WASHROOMS \*\* EXCEPTIONAL THROUGHOUT \*\*** This family sized property can only be appreciated on internal inspection. Spacious entrance hallway opens through to the large, modern throughout, breakfast dining kitchen with quality appliances and plenty of natural light leading out to the rear gardens. Utility room and shower room lead off. Pleasant lounge with log burner and bedroom four complete the ground floor. To the first floor are a further three double bedrooms and IMPRESSIVE four piece family bathroom. Benefitting further from TWO ATTACHED GARAGES which has conversion potential (subject to permissions), block paving to the front allowing plenty of off road parking and LARGE gardens to the rear which is an ideal space for family entertaining. Close to many amenities and on the doorstep of the Motorway Network. BOOK YOUR VIEWING TODAY

£395,000

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

**f** RWEstateAgents **t** @robertwatts\_

arla | propertymark naea | propertymark

# 35 Radfield Drive, Off Rooley Crescent, Bradford, BD6 1BY

## ENTRANCE VESTIBULE

### ENTRANCE HALLWAY

Spacious entrance hallway opening through to the kitchen

### GROUND FLOOR SHOWER ROOM

Large walk in shower, vanity style sink and W.C. Fully tiled

### LOUNGE 11'8" x 15'10" (3.56m x 4.83m)

Good size reception room with log burner stove, being the focal point of the room

### UTILITY ROOM 4'6" x 8'7" (1.37m x 2.62m)

Matching the kitchen with plumbing for washer and space for dryer

### DINING KITCHEN 22'10" x 15' (6.96m x 4.57m)

Lovely, large area which is fantastic for family entertainment. Having an array of wall and base units, granite worktops and Butler style sink. Range cooker and extractor. Integrated fridge freezer and dish washer. Double doors leading to the rear

### SITTING ROOM / BEDROOM FOUR 11'4" x 12'8" (3.45m x 3.86m)

Ground floor with built in under stair cupboard

### LANDING

Glass balustrade

### MASTER BEDROOM 9'8" x 13' (2.95m x 3.96m)

Master bedroom with walk in dressing area

### BEDROOM TWO 16'1" x 12' (4.9m x 3.66m)

Double bedroom with built in store cupboard

### BEDROOM THREE 11'3" x 11'7" (3.43m x 3.53m)

Good size double bedroom

### BATHROOM

Stylish four piece bathroom suite comprising over sized bath with walk in double shower, vanity style sink and W.C. Fully tiled

### OUTSIDE

Sat on a large plot with plenty of off road parking to the front. Large family garden to the rear with lawn and patio area, ideal for family gatherings

### GARAGE 1 23'11" x 8'5" (7.3m x 2.57m)

Attached to the side of the house

### GARAGE 2 6'11" x 18'7" (2.1m x 5.66m)

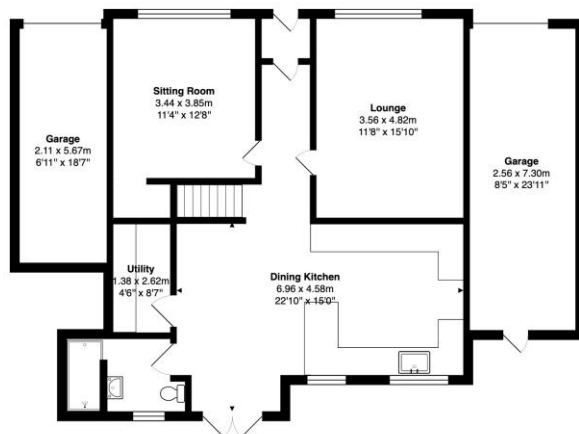
Potential for conversion (subject to permissions)

**BROCHURE 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.

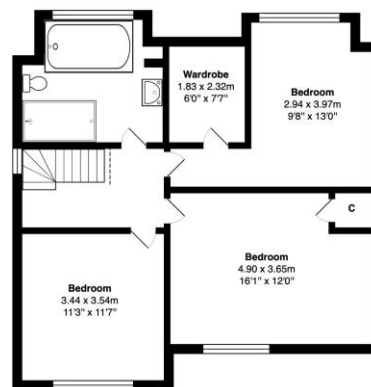
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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







Ground Floor Total Area: 178.4 m<sup>2</sup> ... 1921 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		83 B
55-68	D	70 C	
39-54	E		
21-38	F		
1-20	G		