



22 Forrest Close, Off Rooley Avenue, Bradford, BD6 1BB

**** OFFERED WITH NO CHAIN ** LARGER PLOT SIZE ** MODERN SEMI DETACHED **** Viewings are strongly advised for this popular style of property sat within this well regarded Persimmon development. Well presented throughout and offering **THREE GOOD SIZE BEDROOMS, THREE WASH FACILITIES**, lounge, dining kitchen and integral garage which many neighbouring properties have converted into additional living space. Externally, is parking for **TWO cars** and a good size lawned garden. **BOOK YOUR VIEWING TODAY**

£220,000

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ENTRANCE HALL Leading into lounge

LOUNGE 10'4" x 16'3" (3.15m x 4.95m)

Laminate flooring

INNER HALL Internal access to the garage

CLOAKROOM Sink and W.C

GARAGE 16'8" x 7'10" (5.08m x 2.4m)

Integral garage with power and light

DINING KITCHEN 18'11" x 7'8" (5.77m x 2.34m)

Patio doors leading to the rear gardens. Selection of wall and base units, worktops sink and drainer. Plumbing for washer and dishwasher, oven hob and extractor

FIRST FLOOR Landing area with store cupboard and loft access

BEDROOM ONE 13'10" x 9'7" (4.22m x 2.92m)

EN-SUITE Master ensuite with walk in shower, sink and W.C

BEDROOM TWO 11'1" x 8'8" (3.38m x 2.64m)

BEDROOM THREE 9'10" x 7'10" (3m x 2.4m)

BATHROOM Three piece family bathroom with shower over bath, sink and W.C

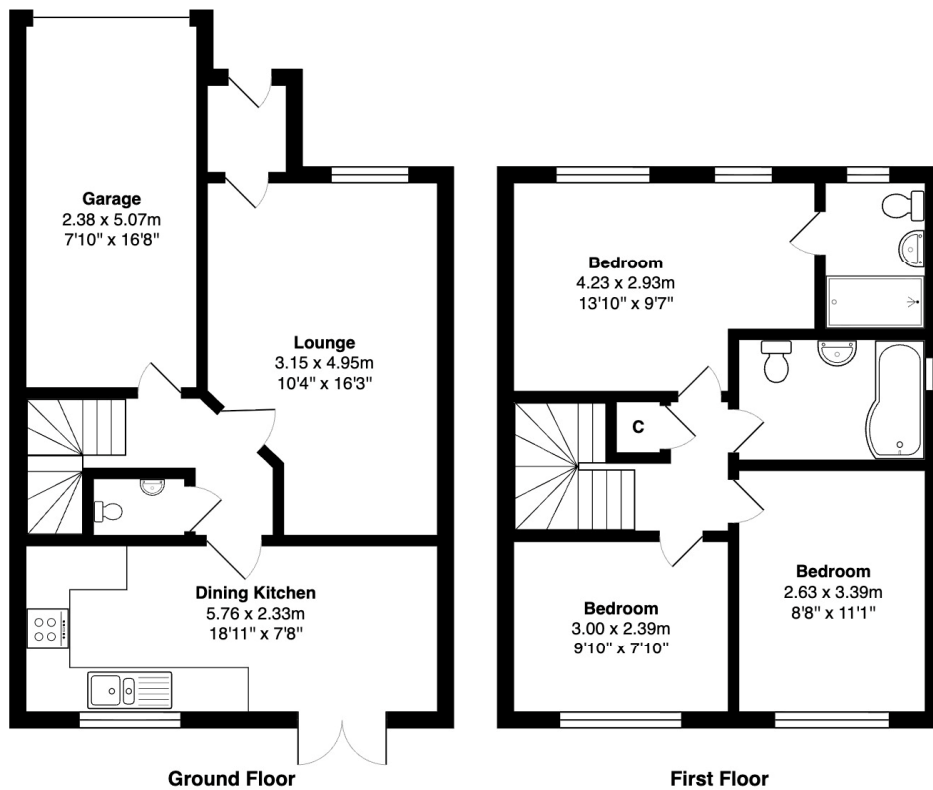
OUTSIDE Parking to the front with access to garage, electric car charging point, and side access gate. Lovely large gardens to the rear

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/FREEHOLD 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: 92.6 m² ... 997 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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