



29 Newhall Park Drive, Off Rooley Lane, Bradford, BD5 8BR

**** OFFERED WITH NO CHAIN ** MODERN DETACHED RESIDENCE!** Situated in this Taylor Wimpey development, Crown Gardens, is this **IMPRESSIVE** home currently providing **FOUR BEDROOMS**, two of which are En-suite with dressing room and walk in wardrobe, further enhanced with an abundance of space throughout the living area, good size landscaped rear garden ideal for entertaining, parking and **INTEGRAL** garage which some may look to convert. This Family home is well placed for many local amenities including 24hr Asda, schools, Ring Road and Motorway Network M606/M62. A detailed, internal inspection is highly advised to fully appreciate the size of accommodation on offer.

£350,000

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GROUND FLOOR

ENTRANCE HALL

W.C

Sink and W.C

INTEGRAL GARAGE

Off from hall with side door access. Single garage with up and over door

LOUNGE 19' X 11'11"

DINING KITCHEN 11'8 X 9'10"

Fitted kitchen with a range of wall and base units. Worktops, sink and drainer. Oven, hob, extractor with integrated appliances to include fridge freezer, washer and dish washer. Tiled splash back walls and tiled floor. Opening through to the dining area

FIRST FLOOR

MASTER BEDROOM 15'8" x 12'2" (4.78m x 3.7m)

Spanning the entire width of the property. Open dressing area with fitted mirror fronted wardrobes

ENSUITE SHOWER ROOM Three piece white suite with shower cubicle, sink and W.C

BEDROOM THREE 11'6" x 10'1" (3.5m x 3.07m)

BEDROOM FOUR 12'7" (3.84) x 7'11" (2.41) plus door recess

FAMILY BATHROOM

Four piece white suite comprising of bath with mixer taps, tiled shower cubicle, sink and W.C. Part tiled walls

SECOND FLOOR

BEDROOM TWO 17'8" x 16'2" (5.38m x 4.93m)

Taking the entire second floor, this room is a good size having Velux windows to the front and rear.

Potential to split (subject to permissions)

WALK IN WARDROBE 7'10" x 5'1" (2.4m x 1.55m)

ENSUITE SHOWER ROOM

Shower cubicle, sink and W.C

OUTSIDE

Enclosed, landscaped garden to the rear, tiered garden with patio and lawn areas. Flower beds and fencing. Ideal for family entertainment. Open lawn to the front and driveway with off road parking leading to attached garage

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

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: 184.2 m² ... 1982 ft²
 All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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