



## 25 Newhall Park Drive, Off Rooley Lane, Bradford, BD5 8BR

SWIFT MOVE SALE - QUICKER COMPLETION: ASK FOR FURTHER INFORMATION. \*\* AFFORDABLE FOUR BED DETACHED PROPERTY \*\* GREAT YOUNG FAMILY HOME \*\* Situated within this highly sought after Taylor Wimpey development known as Crown Gardens, just off Rooley Lane. On the doorstep of Motorway links to Manchester and Leeds, yet having all the everyday amenities close by. Well presented throughout and briefly comprising: entrance hallway with guest cloakroom, lounge and large dining kitchen/family area. FOUR BEDROOMS to the first floor with master room en-suite and family bathroom. Externally, are pleasant gardens to the front and rear with drive leading to garage. The property benefits further from Solar panels, Air source heat pump and DG throughout. Viewing is strongly advised.

**£300,000**

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**ENTRANCE HALLWAY** Laminate flooring and open stairs to the first floor

**CLOAKROOM** Sink and W.C

**LOUNGE 16' x 10'7" (4.88m x 3.23m)**

Good size reception room with laminate flooring

**DINING KITCHEN 17'1" max x 13'11" max (5.2m max x 4.24m max)**

Fantastic space with patio doors leading out to the rear garden. A modern kitchen with a selection of wall and base units, finished in white, worktops with tiled splashback, oven, hob and extractor. Central matching island (not fixed). Space for freestanding appliances

**FIRST FLOOR** Landing area with loft access

**MASTER BEDROOM 10'5" x 12'4" max (3.18m x 3.76m max)**

**EN-SUITE** Oversize shower cubicle, sink and W.C

**BEDROOM TWO 11' max x 9'5" (3.35m max x 2.87m)**

**BEDROOM THREE 7'10" x 7'3" (2.4m x 2.2m)**

**BEDROOM FOUR 8' x 6'11" (2.44m x 2.1m)**

**HOUSE BATHROOM** Three piece suite with shower over bath, sink and W.C. Fully tiled

**OUTSIDE** Open aspect gardens to the front with drive leading to garage. Enclosed gardens to the rear with decked seating area, mature shrubs and lawns

**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

**PLEASE NOTE** The property is Freehold, however, there is an Estate Management Fee for the roads and Green Spaces. This is approximately £130.00 pa. Please get this information clarified by your legal advisor.

**SWIFT MOVE LEGAL PACK** The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		