



6 Newhall Mount, Off Rooley Avenue, Bradford, BD6 1DQ

**** SOUGHT AFTER LOCATION ** HEAD OF THE CUL DE SAC ** LARGE CORNER PLOT POSITION ** VAST AMOUNT OF SCOPE **** Offered with NO CHAIN is this SEMI DETACHED TRUE BUNGALOW situated within this BD6 area. In need of cosmetic improvements throughout and offering TWO BEDROOM accommodation. The property is sat on an enviable plot with gardens to THREE SIDES. Driveway, detached garage and additional crub land which lends itself to extension (subject to permissions). Tucked away yet on the doorstep of the Motorway Network M606/M62 and many amenities a short distance away. VIEWING IS ADVISED

Asking Price £200,000

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SIDE ENTRANCE

Leads into hallway with store cupboard

LOUNGE 17'2" x 10'10" (5.23m x 3.3m)

Lovely outlook. Feature fireplace

KITCHEN 10'7" x 9' (3.23m x 2.74m)

Fitted kitchen with wall and base units, work tops, space for free standing appliances, cooker point and plumbing for washer. Useful store cupboard

BEDROOM ONE 10'10" x 11'10" (3.3m x 3.6m)

BEDROOM TWO 9' x 7'11" (2.74m x 2.41m)

BATHROOM

Three piece suite with shower over bath, sink and W.C

OUTSIDE

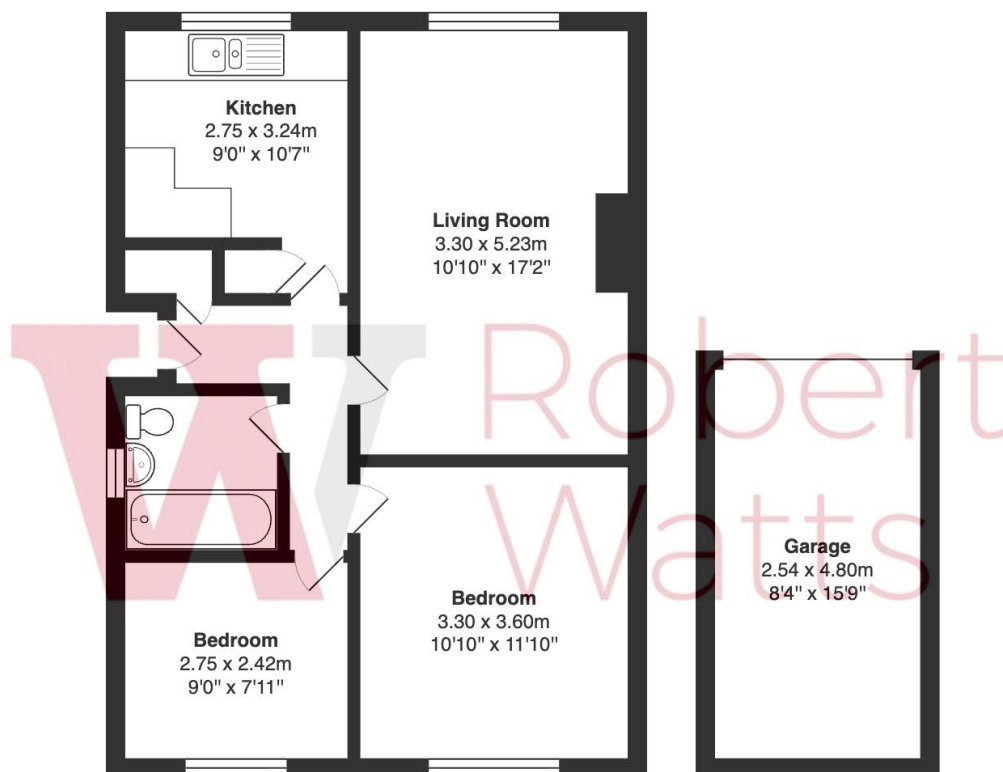
The plot in which the true bungalow sits can not fail to impress. Gardens to three sides mainly laid to lawn with mature scrub screening and detached garage. Vast amount of space to create what you need.

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.





Ground Floor

Total Area: 67.2 m² ... 723 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		