Robert Watts

GETTING WEST YORKSHIRE MOVING

102 Rooley Lane, Bradford, BD5 8JJ

** STUNNING PLOT POSITION ** VAST AMOUNT OF SCOPE FOR EXTENSION OPPORTUNITY ** LARGE GARDENS TO THE REAR **

Viewing is strongly advised for this attractive TWIN BAY semi detached situated on this increasingly popular part of Rooley Lane BD5. Briefly comprising: entrance hallway, lounge, dining room, kitchen and CONSERVATORY. Three bedrooms to the first floor, house bathroom and overall attic room. Benefitting further from GCH, DG and SOLAR PANELS the property is sat on a larger than average plot which offers a large amount of outside space to THREE SIDES. Mature gardens to the rear, garage store and lawn.

Guide Price £295,000

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ENTRANCE HALLWAY
Inviting area with stairs leading to first floor and understair storage

LOUNGE 12'1" (3.68) max into bay x 11'10" (3.6)
Formal reception room with feature fireplace housing living flame gas fire

DINING ROOM 11'4" x 11'4" (3.45m x 3.45m)
French doors leading to the conservatory

CONSERVATORY 12'5" x 11'11" (3.78m x 3.63m)
A fantastic addition overlooking the well stocked rear gardens. Insulated ceiling and radiator allowing use all year round

KITCHEN 7'9" x 6'9" (2.36m x 2.06m)
Modern kitchen with base units, worktops, sink and drainer. Freestanding cooker and extractor. Plumbing for washer and open to pantry

FIRST FLOOR
Landing area with loft access

BEDROOM ONE 11'1" x 11'10" (3.38m x 3.6m)
Large bedroom into the bay window with fitted wardrobes

BEDROOM TWO 11'5" x 11'4" (3.48m x 3.45m)
Fitted wardrobes and pleasant outlook

BEDROOM THREE 7'9" x 6'9" (2.36m x 2.06m)

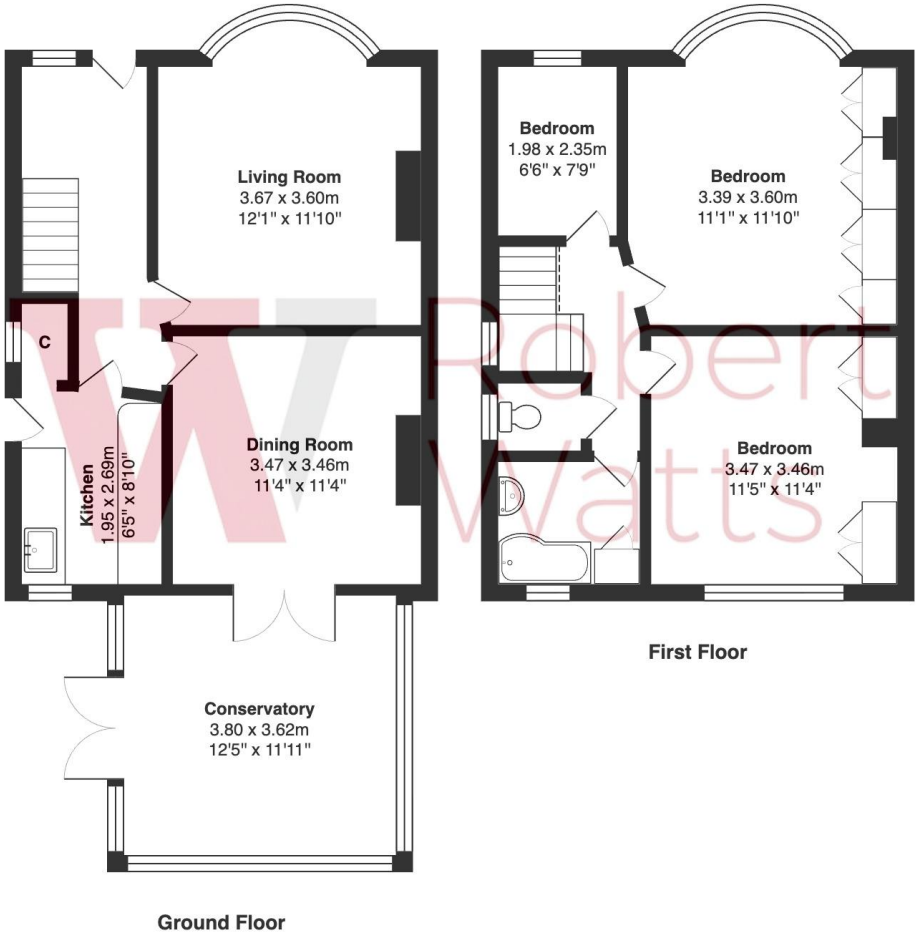
BATHROOM
Modern bathroom with shaped bath, shower over and screen. Mixer taps and sink

SEPARATE W/C

OUTSIDE
Sat on an enviable plot with vast potential. Well tended garden to the front and plenty of parking. Garage store with power and light. Stunning gardens to the rear, well stocked with mature shrubs, lawns and seating areas

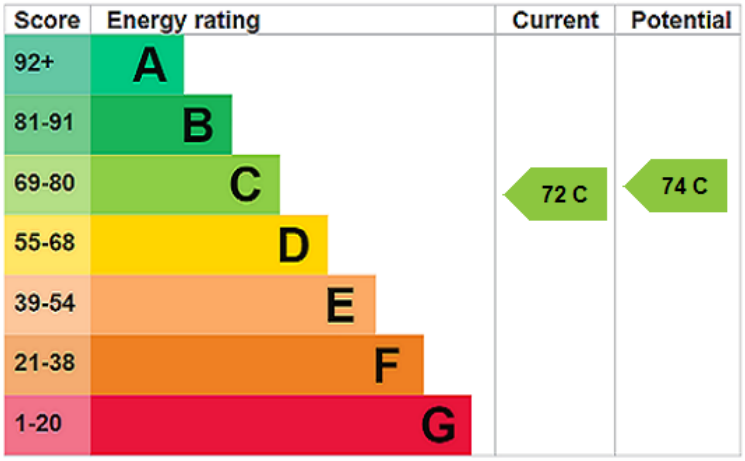
BUYER DISCLAIMER
If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service. Please note this is not refundable

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: 96.9 m² ... 1043 ft²

All measurements are approximate and for display purposes only



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