



46 Rooley Lane, Bradford, BD5 8LX

£130,000

- TWO BEDROOM MID-TOWNHOUSE
- WELL PRESENTED THROUGHOUT
- GAS CENTRAL HEATING
- LOW MAINTENANCE GARDENS
- CLOSE TO LOCAL AMENITIES
- ELEVATED POSITION
- LOUNGE-DINER AND SEPARATE KITCHEN
- UPVC DOUBLE GLAZING
- CONVENIENT LOCATION
- EARLY VIEWING ADVISED

46 Rooley Lane, Bradford BD5 8LX

**** TWO BEDROOM MID-TOWNHOUSE ** GOOD CONDITION ** ELEVATED POSITION **** This charming terraced house presents an excellent opportunity for first-time buyers seeking a comfortable home in a very convenient location. The property boasts two well-proportioned bedrooms, making it ideal for small families or individuals looking for extra space. The reception room is inviting and offers a perfect setting for relaxation or dining. The house is in good condition, allowing you to move in with minimal fuss and its elevated position from the roadside provides a sense of privacy. Location is key, and this home does not disappoint. Its conveniently situated close to the motorway, ensuring easy access to surrounding areas, while the city centre is just a short distance away. This property is a fantastic choice for those looking to step onto the property ladder in a vibrant area of Bradford. Don't miss the chance to make this delightful house your new home.



Council Tax Band: A



ENTRANCE HALL

A recently fitted composite entrance door leads into the hallway with stairs off to the first floor and a door to the lounge.

LOUNGE-DINER

21'2 x 13'3 narrowing to 10'4

A spacious reception room with dedicated dining area and windows to both the front and rear elevations. Two central heating radiators.

KITCHEN

9'9 x 6'9

A fully fitted kitchen with a good range of wall and base units, laminate work surfaces and splash-back wall tiling. Integrated appliances include a fridge-freezer, gas hob, extractor and a Bosch electric oven. There is a stainless steel sink and drainer, window to the rear and a composite door leading to the rear garden. An under-stairs cupboard provides further storage and plumbing for a washing machine.

FIRST FLOOR

Landing area with access to a partly boarded loft space.

BEDROOM ONE

12'4 x 10'5

A good sized double bedroom with fitted cupboard, central heating radiator and a window to the front elevation with distant views across Bradford.

BEDROOM TWO

8'1 x 7'4

Window to the rear elevation and a central heating radiator. Currently used as a home office.

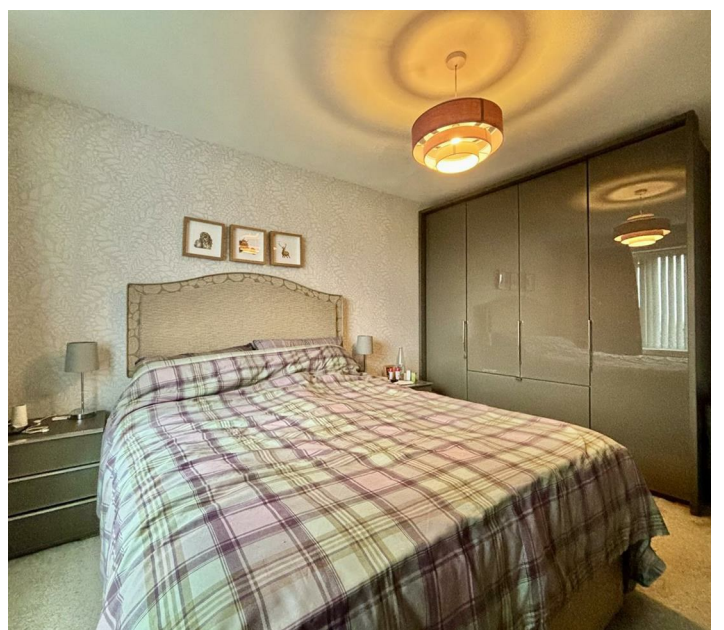
BATHROOM

A fully tiled bathroom comprising of a 'P' shaped bath with a curved glass screen and a mains powered shower over, pedestal washbasin and a low flush WC. Window to the rear elevation and a chrome heated towel rail.

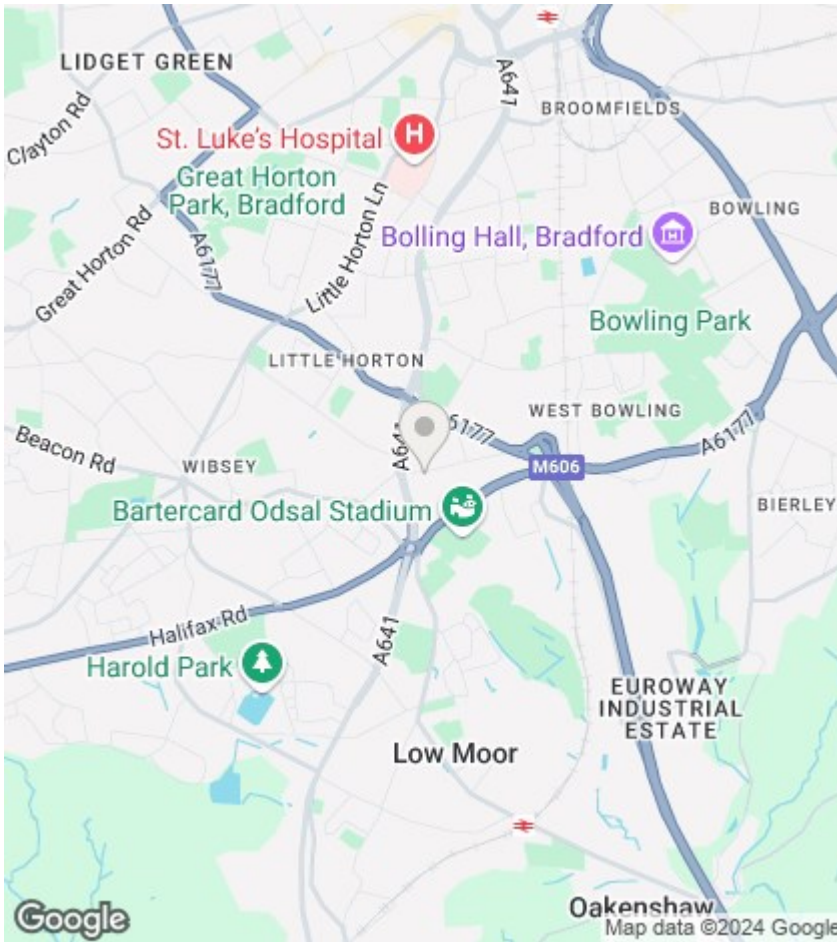
EXTERNAL

To the front of the property is a raised flowerbed with mature shrubs and steps leading up to the house. A gate at the top of the stairs leads to a

low maintenance paved patio with a wrought iron fenced boundary. To the rear is an enclosed, paved garden with a fenced boundary, garden gate and a shed.







Directions

This property is not on the main Rooley Lane where McDonalds and the Asda superstore is. There is another Rooley Lane close by off Mayo Avenue. Please use the postcode to find it. The house is located just off Manchester Road, round the corner from the Red Lion public house.

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	