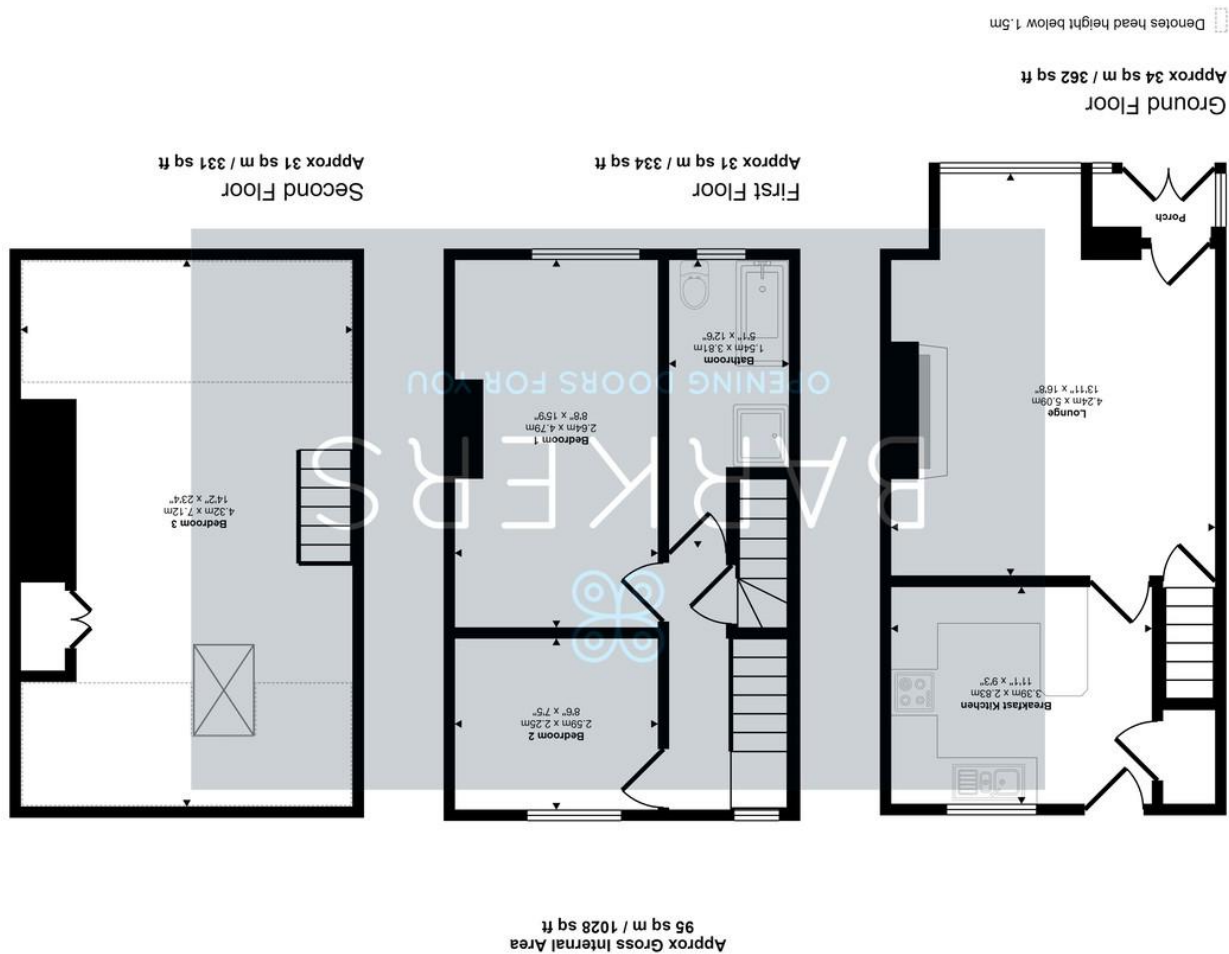


92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

75 C

34 F

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

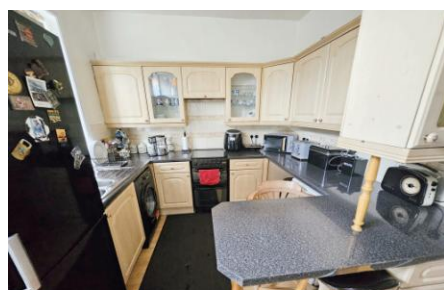


BARKERS
OPENING DOORS FOR YOU



99 Rook Lane
Bradford, BD4 9NA
Asking Price £117,500

- MID TERRACE PROPERTY
- HOUSE BATHROOM
- LOUNGE
- GARDENS FRONT & REAR
- BREAKFAST KITCHEN
- NO CHAIN
- BASEMENT CELLAR
- THREE BEDROOMS



Full Description

Offered for sale with No Chain is this deceptively spacious mid terraced property which would make an ideal purchase for a first time buyer or investor and must be viewed to be appreciated.

Ideally situated within easy reach of local shops, amenities, schools and just minutes from junction 26 of the M62 motorway network making it ideal for commuters. The property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: Entrance porch, lounge, breakfast kitchen, three good sized bedrooms and house bathroom. Externally there are low maintenance gardens to the front and rear.

ENTRANCE HALL

Doors to porch, tiled floor, part glazed door to lounge.

LOUNGE

16' 8" x 13' 11" (5.08m x 4.24m)

Featuring a dual fuel burner, Inglenook fireplace with a wood mantel and brick back. Door to kitchen.

BREAKFAST KITCHEN

11' 1" x 9' 3" (3.38m x 2.82m)

Fitted with a range of wall and base units with splashback tiling, one and half bowl stainless sink with mixer tap, space for gas cooker, space for fridge freezer, plumbing for washing machine, glass display cabinets. Breakfast bar. Laminate floor. Door to cellar and door to rear garden.

FIRST FLOOR LANDING

Doors to two bedrooms and bathroom. A staircase leads up to the second floor double bedroom.

BEDROOM ONE

15' 9" x 8' 8" (4.8m x 2.64m)

Double bedroom to front.

BEDROOM TWO

8' 6" x 7' 5" (2.59m x 2.26m)

Single bedroom.

BEDROOM THREE

23' 4" x 14' 2" (7.11m x 4.32m)

With velux window and spotlights to ceiling.



BATHROOM

Featuring a four piece suite of bath with mixer shower tap, WC, wash hand basin in vanity unit, shower cubicle with electric shower. Vinyl flooring. Tiled walls. Spotlights

OUTSIDE

To the front of the property the garden is enclosed with slate chipping for easy maintenance. The rear garden features a low maintenance enclosed paved garden.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: A

