



10 Rockland Crescent

- THREE BEDROOM SEMI DETACHED
- SPACIOUS GARDEN
- CONSERVATORY
- RECENTLY RENOVATED

Offers In Region Of £235,000
EPC Rating '34'





Property Description

DESCRIPTION

We are excited to market this beautiful three bed semi detached property on the much Sought after location. Located with access to the motorway and with multiple schools within walking distance, this home would be ideal for a growing family. This property has been recently renovated with a brand new kitchen, bathroom and all new carpets. The main features are a large living room, kitchen, conservatory, wet room, three bedrooms, garage and a beautiful size garden to the back, side and front. We anticipate lots of interest for this property so call our Sales Team today on 01274 880019 to arrange a viewing.

ENTRANCE HALL

11' 02" x 5' 10" (3.4m x 1.78m) An open, bright and airy L-shaped hallway which provides access to the house from the front door. Consists of window to the front, a large central heating radiator and under stairs storage.



LIVING ROOM

11' 11" x 25' 05" (3.63m x 7.75m) The living room has a fantastic large bay window to the front and is spacious throughout leading to a dining area to the rear. The room has been neutrally decorated with brand new carpets and consists of a gas fireplace and a central heating radiator. This room also grants access to the conservatory via the French doors to the rear.



KITCHEN

11' 03" x 7' 07" (3.43m x 2.31m) This newly renovated brand new kitchen has been done to a high standard with modern decor. The kitchen is part tiled and is fitted with integrated appliances, cooker, hob and extractor fan. With a window to the side and a door leading to the conservatory it also grants access to the rear garden, hallway and living room.

CONSERVATORY

17' 08" x 8' 10" (5.38m x 2.69m) The conservatory is great for hosting parties or entertaining family. It will comfortably hold a sofa and would accommodate a variety of furniture options making this a fantastic additional room. You have access from both the living room and the kitchen with double French doors leading onto the garden.



MASTER BEDROOM

12' 02" x 12' 03" (3.71m x 3.73m) The master bedroom has a large window to the front offering ample amounts of natural light. The bedroom consists of full size built in wardrobes, new neutral carpets and a central heating radiator.

BEDROOM TWO

10' 07" x 9' 10" (3.23m x 3m) A good size second bedroom with a window to the rear, new neutral carpet and a central heating radiator.



BEDROOM THREE

7' 11" x 7' 09" (2.41m x 2.36m) This bedroom comprises of a window to the rear, new neutral carpet and a central heating radiator.

BATHROOM

5' 04" x 9' 02" (1.63m x 2.79m) The family bathroom has been beautifully transformed into a modern wetroom and has been recently renovated to a high standard. Fully tiled walls and flooring this bathroom is stunning. With a window to the side and front this room comprises of a hand wash basin, WC, shower



and heated towel rail.

GARDEN

With gardens to the front, side and rear this property has ample amounts of outdoor space. With a single garage and large driveway for up to five cars.

DIRECTIONS:

PURCHASE DETAILS:

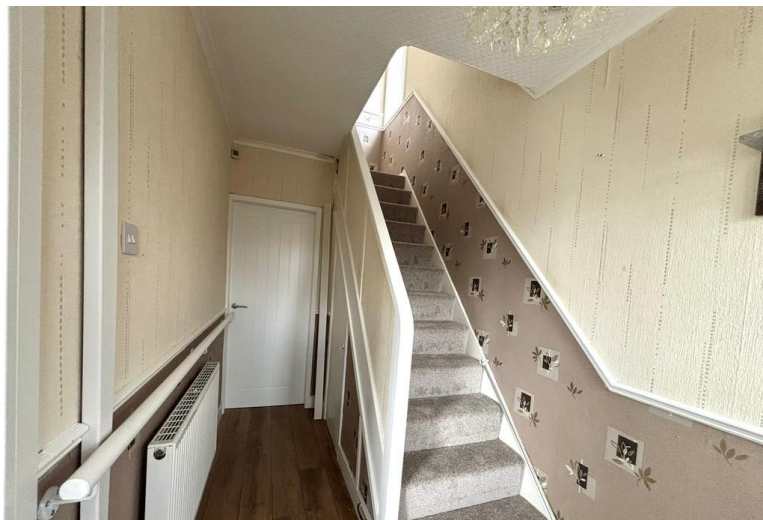
Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a **FREE VALUATION** strictly without any obligation. Contact us on Bradford (01274) 880019.

MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for **FREE & CONFIDENTIAL ADVICE**.

RENT-A-HOUSE: Thinking of renting your **HOUSE? FLAT?** Contact (01274) 880019 for further details.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	34	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements