



**50 Rooley Crescent, Bradford, BD6 1BX**  
**Asking Price £190,000**

Built in 1940 this house makes an ideal family home.

It briefly comprises of 2 reception rooms, kitchen, 3 bedrooms and a family bathroom. Outside there is a garage and private driveway, and gardens to the front, rear and side.

This property will not be available for long, call today to arrange your viewing.

**Locate**  
The Property Experts

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**Front elevation**



**Bedroom 1**

14'4" x 10'3" (4.387 x 3.135)



**Reception room 1**

14'4" x 11'10" (4.371 x 3.624)



**Bedroom 2**

12'4" x 9'10" (3.767 x 3.008)



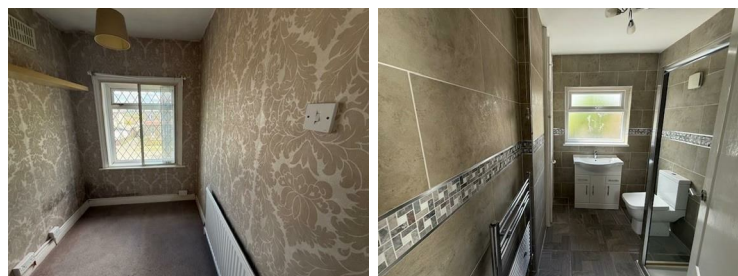
**Kitchen**

12'2" x 7'3" (3.725 x 2.222)



**Bedroom 3**

7'0" x 5'11" (2.146 x 1.804)



**Bathroom**

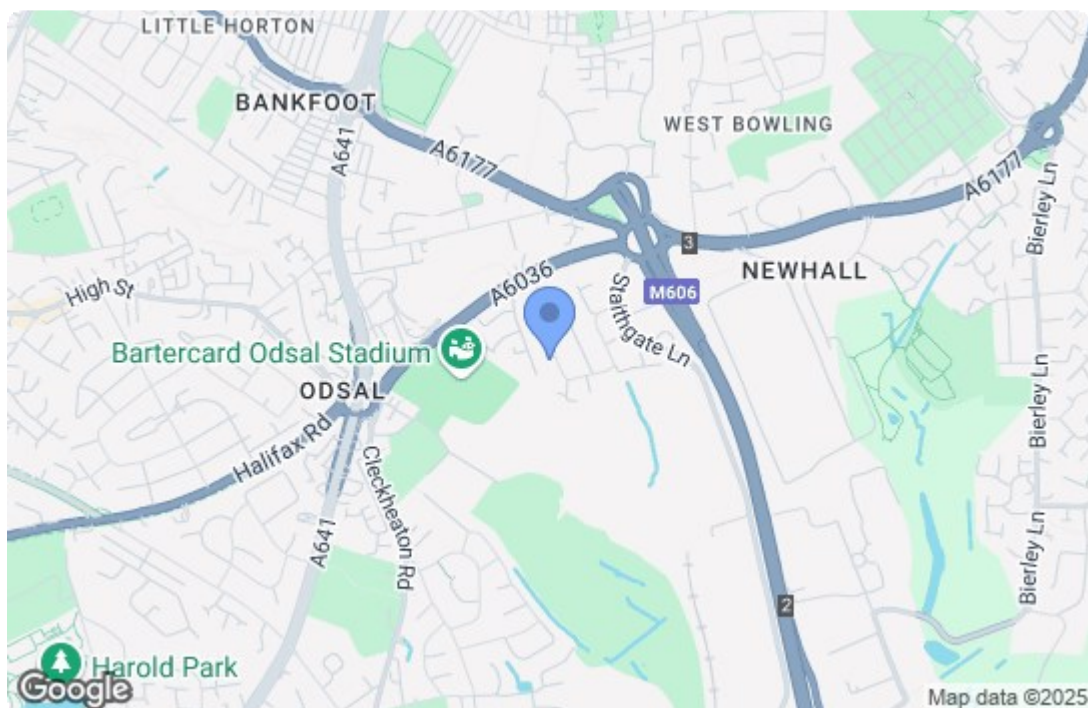


**Back Garden**



**Side Garden**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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