



## Rooley Crescent, Bradford South, Bradford, West Yorkshire, BD6

- FIVE BEDROOM SEMI-DETACHED FAMILY HOME
- ACCOMMODATION OVER THREE FLOORS
- DOUBLE GLAZING
- GARDENS FRONT AND REAR
- COUNCIL TAX BAND C
- TWO RECEPTION ROOMS
- THREE PIECE BATHROOM
- GAS CENTRAL HEATING
- DRIVEWAY PARKING
- EPC RATING GRADE D

**Asking Price £290,000**



# Rooley Crescent, Bradford South, Bradford, West Yorkshire, BD6 1BX

## DESCRIPTION

\*\*\* OFFERED WITH NO CHAIN \*\*\*

Nestled in popular area of Rooley Crescent in Bradford, this five-bedroom semi-detached family home is a true gem waiting to be discovered. Boasting two reception rooms, this property offers ample space for entertaining guests or simply unwinding with your loved ones.

Spread across three floors, this home provides a comfortable living experience with its generous accommodation. The three-piece bathroom ensures convenience for the whole family, making busy mornings a breeze.

With double glazing and gas central heating, this property is not only cosy but also energy-efficient, keeping you warm during the chilly British winters. The gardens at the front and rear of the house offer a lovely outdoor space, perfect for enjoying a cup of tea on a sunny afternoon.

Parking is made easy with the driveway that accommodates one vehicle, providing convenience for those with a busy lifestyle. Situated in Council Tax Band C and with an EPC rating of Grade D, this home is not only inviting but also practical for everyday living.

Don't miss the opportunity to make this charming property your new home sweet home in the heart of Bradford.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

**Viewings**

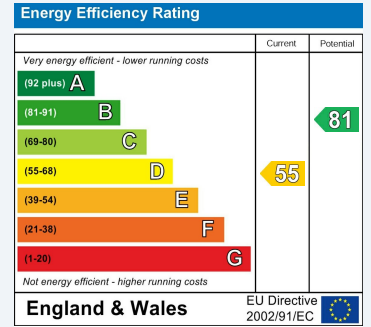
Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

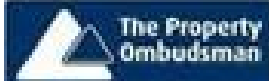
**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



2 Wakefield Road, Bradford, BD4 7AT  
Tel: 01274 393955 Email: [bradford@hunters.com](mailto:bradford@hunters.com) <https://www.hunters.com>

