



Rooley Lane, Bank Foot, Bradford, West Yorkshire, BD5 8JH

- WELL PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME
- POTENTIAL TO EXTEND INTO THE LOFT
- BEDROOM 1 AND TWO WITH BUILT IN WARDROBES
- GARDENS FRONT AND REAR - IDEAL REAR FAMILY GARDEN
- GARAGE AND OFF ROAD PARKING
- TWO RECEPTION ROOMS
- UTILITY AND OFFICE AREA, GROUND FLOOR WC
- DOUBLE GLAZING AND CENTRAL HEATING
- CLOSE TO THE M62 MOTORWAY NETWORK
- COUNCIL TAX BAND C - EPC RATING GRADE D

Offers In The Region Of £220,000

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DESCRIPTION

HUNTERS BRADFORD PRESENTS - ROOLEY LANE BD5

Nestled in the charming Bankfoot / Rooley Lane area of Bradford, West Yorkshire, this semi-detached family home is a true gem waiting to be discovered. Boasting two reception rooms, three bedrooms, and two bathrooms, this property offers ample space for comfortable living.

As you step inside, you'll be greeted by a well-presented interior that exudes warmth and character. The two reception rooms provide versatile spaces for entertaining guests or simply unwinding after a long day. With the potential to extend into the loft, there's room to tailor this home to suit your needs perfectly.

The practicality of this home is evident with its utility and office area, as well as a convenient ground floor WC. Bedrooms one and two come complete with built-in wardrobes, offering plenty of storage solutions. Double glazing and central heating ensure year-round comfort for you and your family.

Outside, the property features gardens both at the front and rear, with the rear garden being an ideal space for family gatherings or enjoying a spot of outdoor relaxation. Parking will never be an issue with a garage (with Mechanics Pit) and off-road parking for two vehicles.

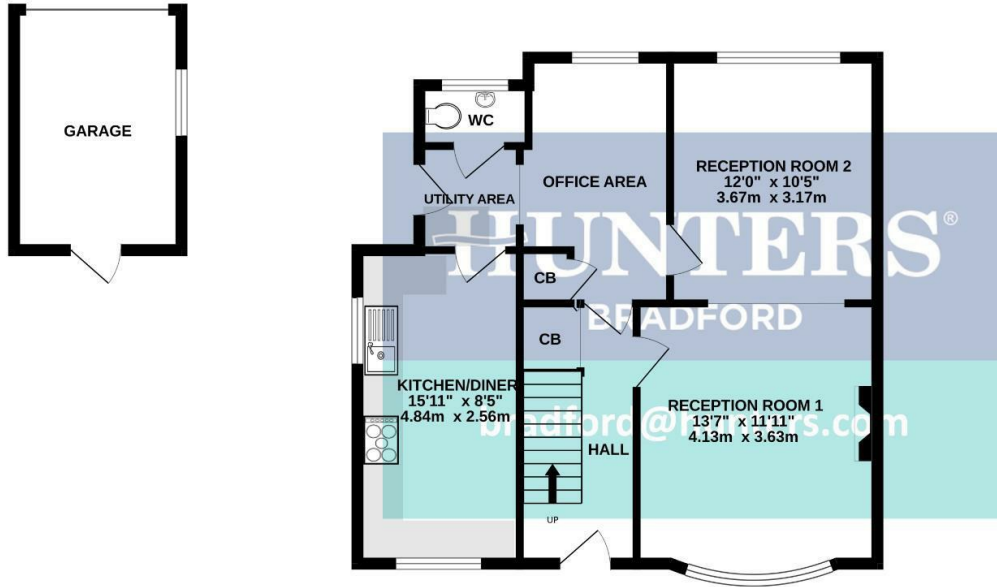
Situated close to the M62 motorway network, this home offers easy access to various amenities and destinations. With a council tax band of C and an EPC rating grade D, this property is not only inviting but also practical for everyday living. The property also features cavity wall insulation.

Don't miss out on the opportunity to make this charming semi-detached house your new home sweet home in the heart of West Yorkshire.

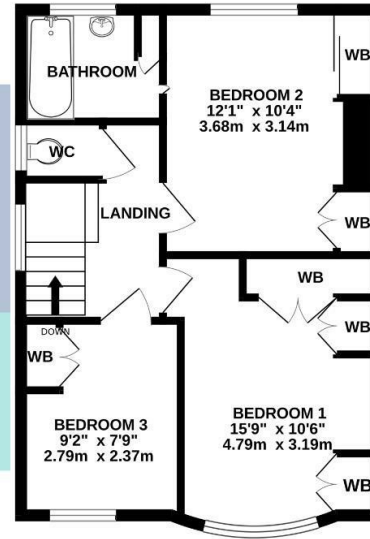




GROUND FLOOR



1ST FLOOR



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.
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Viewings

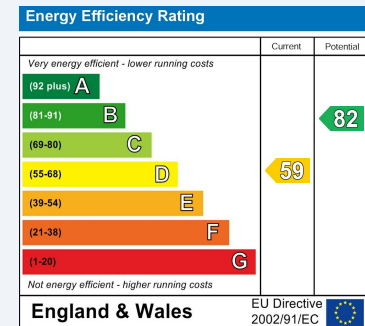
Please contact bradford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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