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Sales ▪ Lettings ▪ Management

Rockland Crescent, Bradford, West Yorkshire, BD7 2SN

- THREE BEDROOM SEMI DETACHED
- THROUGH LIVINGROOM
- CLOSE TO LOCAL AMENITIES
- SINGLE GARAGE
- NO ONWARD CHAIN

- MODERN KITCHEN
- IDEAL FOR FIRST TIME BUYER OR INVESTOR
- DRIVE FOR OFF STREET PARKING
- FRONT AND BACK GARDENS
- EPC GRADE C - COUNCIL TAX BAND C

Asking Price £230,000

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Presenting this well-appointed three-bedroom semi-detached house, perfectly situated in a sought-after location close to excellent public transport links, reputable nearby schools, and an array of local amenities. This property is offered with no forward chain, making it an ideal choice for first-time buyers, growing families, or investors seeking a sound addition to their portfolio.

Upon entering via the welcoming porch, you are greeted by a spacious through living room, highlighted by a charming fireplace and delightful views overlooking the garden—offering an open and inviting space, perfect for relaxation and entertaining. The adjoining kitchen is thoughtfully situated for easy access and convenience.

The property boasts three well-proportioned bedrooms, comprising two doubles and a single, providing ample accommodation for the whole family or flexibility for home working arrangements. The family bathroom is conveniently located to serve all bedrooms, ensuring practicality for day-to-day living.

Further benefits include off-road parking, a private drive, and a single garage, offering valuable storage and security for vehicles. The generously sized garden presents an excellent opportunity for family enjoyment, gardening, or outdoor entertaining.

Located within a family-friendly neighbourhood, the home is within easy reach of quality schools and essential amenities, supporting a convenient and comfortable lifestyle. This attractive semi-detached house represents a fantastic opportunity for buyers looking to secure a property with great potential and immediate liveability.

Arrange your viewing today and discover the full appeal of this delightful home.

COUNCIL TAX BAND C - EPC GRADE C





GROUND FLOOR

Entrance Hallway

Livingroom
11'11" x 25'3"

Kitchen
7'6" x 11'5"

FIRST FLOOR

Bedroom One
12'1" x 12'1"

Bedroom Two
9'5" x 10'5"

Bedroom Three
8'0" x 7'5"

Family Bathroom
5'4" x 5'3"

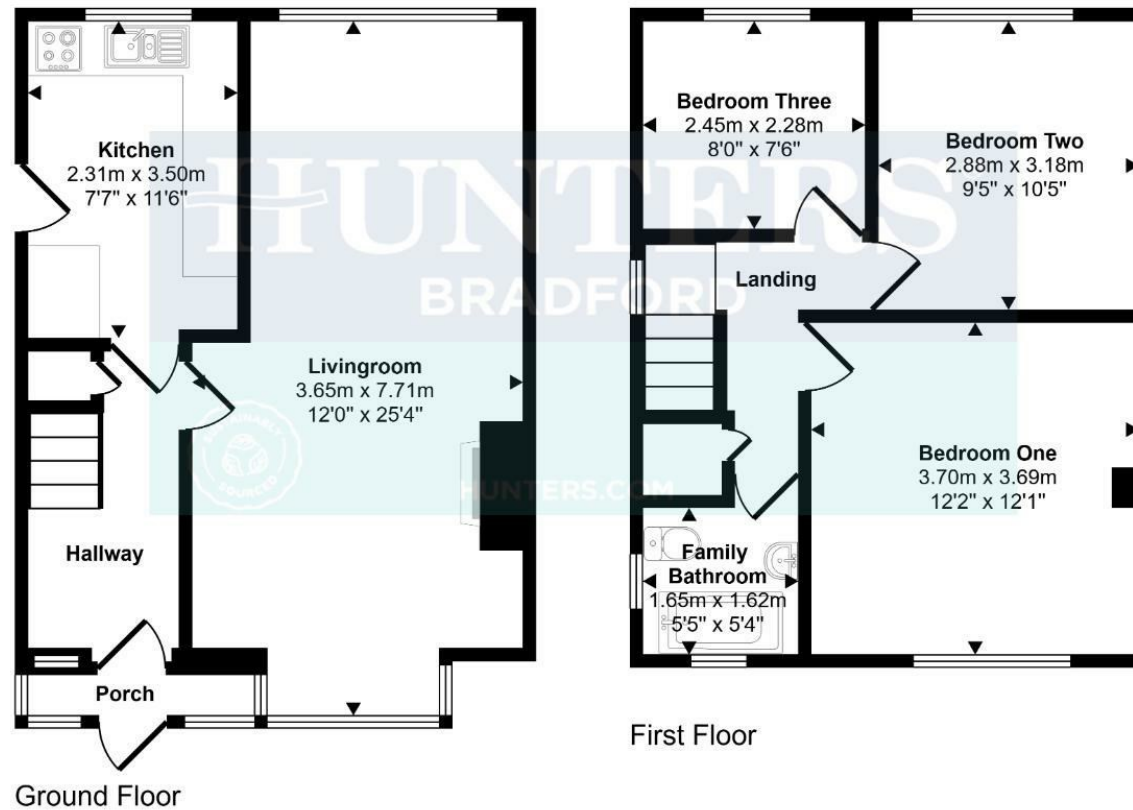




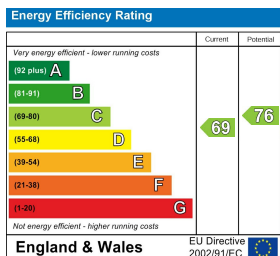
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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. 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.







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.



Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bradford -
01274 393955 <https://www.hunters.com>



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