



Rosse Field Park, BRADFORD BD9 4EE

welcome to

Rosse Field Park, BRADFORD

Situated in a highly sought after cul-de-sac position and in the popular area, we have an impressive executive detached property offering spacious and versatile accommodation throughout with four reception rooms and four bedrooms. A truly remarkable property ready to move straight into.



-Situating in a highly regarded cul-de-sac in the popular area of Heaton, we have an impressive detached property offering spacious and versatile accommodation throughout with four reception rooms and four bedrooms. A truly remarkable and well presented property ready to move straight into. The property benefits from great outdoor space as well as off street parking. The property is handily located close to transport links and routes, local shops and amenities.

Internally, the ground floor of the property compromises of an entrance hallway, four generous sized living areas, WC, utility room, kitchen, and office. The first floor offers a spacious master bedroom with an en-suite, three further bedrooms and a family bathroom. Externally, the property offers paved garden space with steps leading down onto a lawned area benefiting from a great level of privacy. Double glazing and central heating throughout.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party

Entrance Hallway

Living Room

18' 2" x 17' 3" (5.54m x 5.26m)

Play Room

14' x 11' 9" (4.27m x 3.58m)

WC

Utility Room

8' 3" x 5' 1" (2.51m x 1.55m)

Kitchen

12' x 11' 4" (3.66m x 3.45m)

Dining Room

12' 7" x 8' 8" (3.84m x 2.64m)

Lounge

16' x 13' 8" (4.88m x 4.17m)

Office

9' 3" x 8' 5" (2.82m x 2.57m)

First Floor Landing

Bedroom One

21' x 12' 3" (6.40m x 3.73m)

En-Suite

Bedroom Two

18' 3" x 17' 5" (5.56m x 5.31m)

Bedroom Three

10' 4" x 9' 5" (3.15m x 2.87m)

Bedroom Four

9' 10" x 9' 6" (3.00m x 2.90m)



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welcome to

Rosse Field Park, BRADFORD

- Executive detached property
- Four reception rooms & four bedrooms
- Versatile and spacious accommodation throughout.
- Private enclosed garden space
- Driveway parking for two vehicles

Tenure: Freehold EPC Rating: C
Council Tax Band: F

offers in the region of

£495,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SHP110882 - 0011

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