



38 Rooley Crescent, Bradford, BD6 1BX Asking Price £180,000

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We are acting in the sale of the above property and have received an offer of £ 175,000 on the above property.
Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place'

SERVICES AND APPLIANCES HAVE NOT BEEN TESTED - SOLD AS SEEN

This property has so much potential, it comprises of two reception rooms and a kitchen downstairs, upstairs there are 3 bedrooms and the family bathroom. There is a small garden to the front along with a drive leading to a garage. At the rear there is a good sized garden with a large area being paved. With some modernisation this can make a fantastic family home.

Locate

The Property Experts

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Registered in England & Wales No. 5161728

Lounge

14'5" x 11'11" (4.405 x 3.656)



Bedroom One

11'7" x 11'9" (3.542 x 3.605)



Dining Room

12'3" x 10'9" (3.748 x 3.298)



Bedroom Two

12'4" x 11'9" (3.772 x 3.601)



Kitchen

8'9" x 7'0" (2.688 x 2.154)



Bedroom Three

7'10" x 6'1" (2.395 x 1.879)



Front Elevation



Bathroom

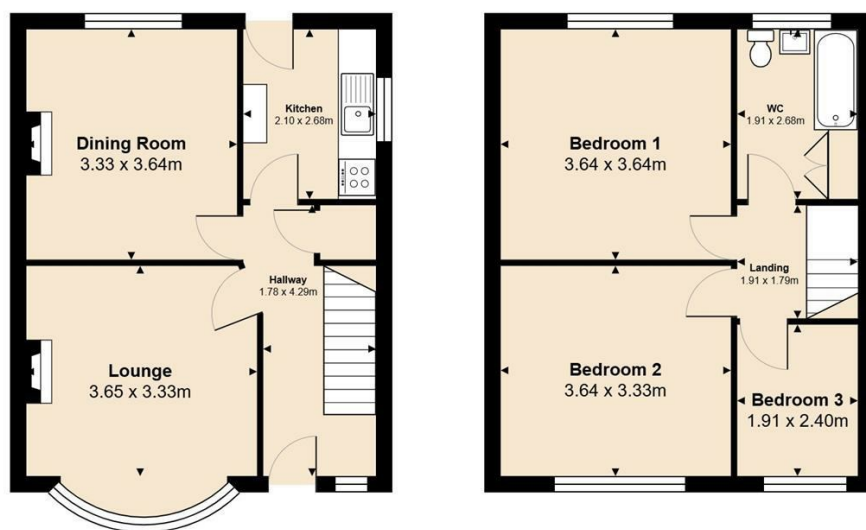


Back Garden



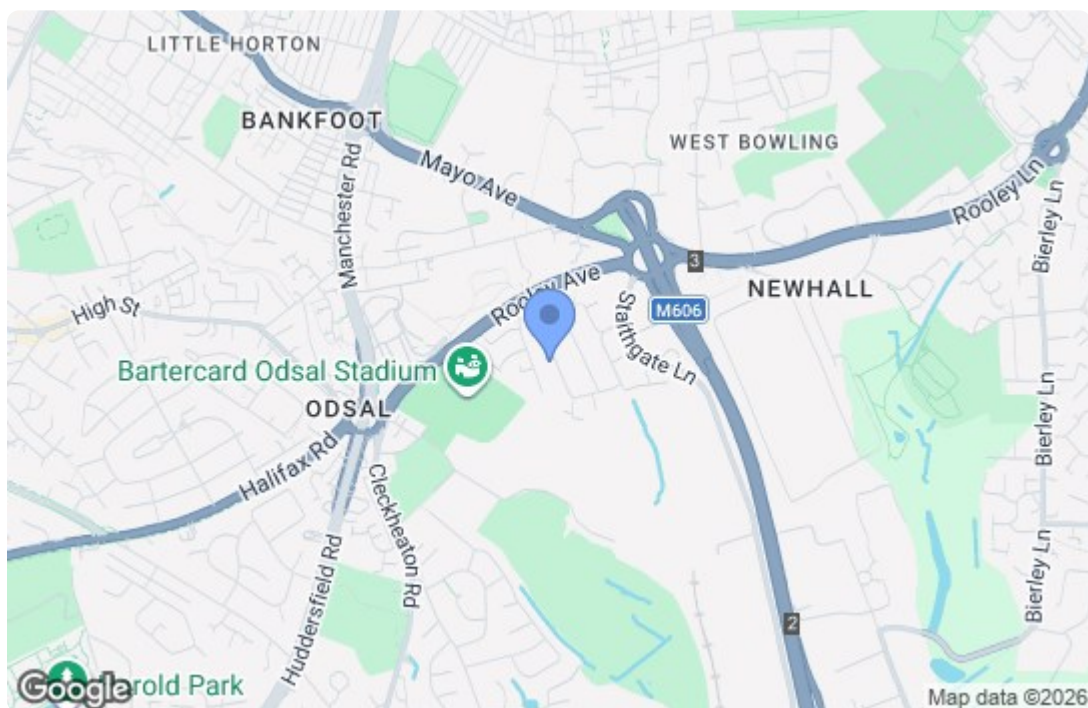


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Total Area: 80.2 m²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	71
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
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