



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

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.

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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

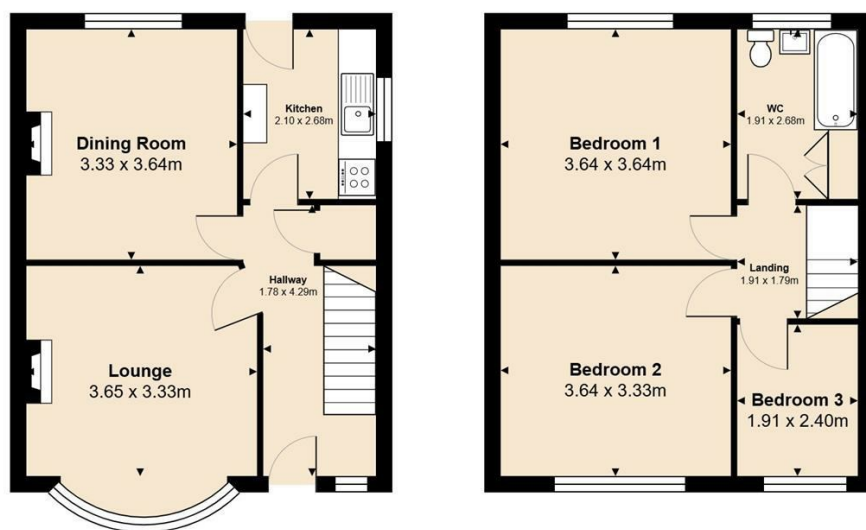


Back Garden



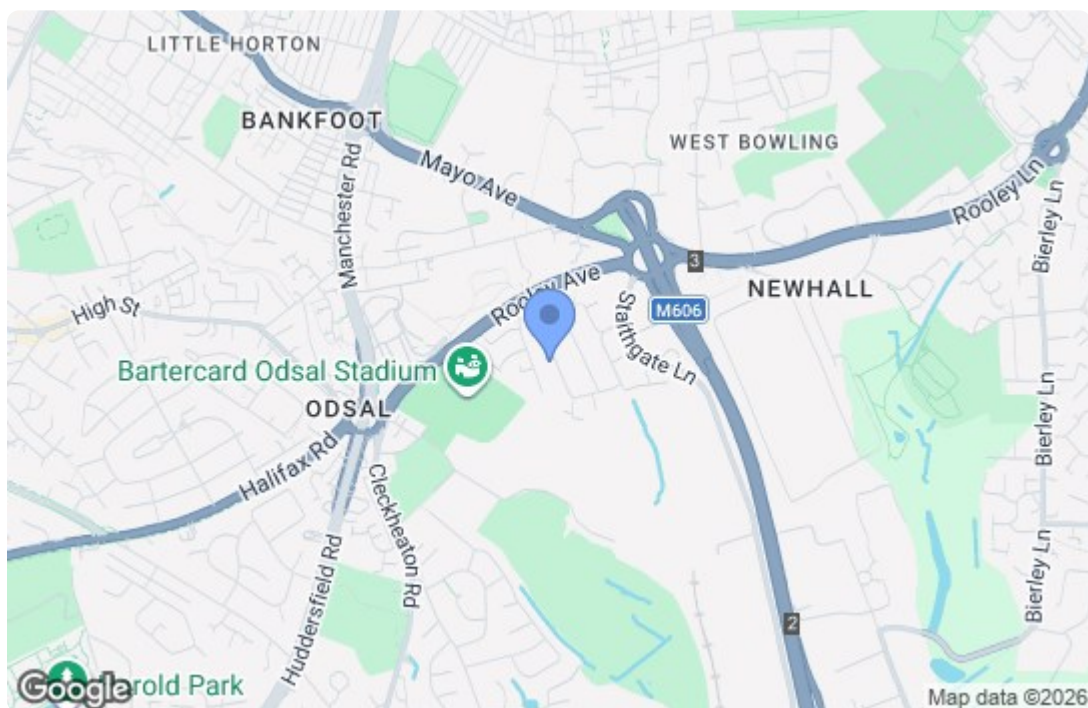


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Total Area: 80.2 m²

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		
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