



**Rook Lane, Bradford BD4 9NA**





**welcome to**

**Rook Lane, Bradford**

Spacious one bedroom rear terrace close to local amenities and schools.

Ideal purchase for a first time buyer or investor.



### **Lounge**

15' 8" x 13' 8" ( 4.78m x 4.17m )

With window to the rear and houses the boiler.

### **Kitchen**

7' 9" x 4' 6" ( 2.36m x 1.37m )

Open into the lounge fitted kitchen with a range of wall and base units incorporating sink and drainer with work surfaces, electric oven, electric hob and plumbing for washing machine.

### **Cellar**

Access via the kitchen area.

### **Landing**

With gas central heating radiator.

### **Bedroom One**

15' 2" x 9' 5" ( 4.62m x 2.87m )

With window to the rear, storage cupboard and radiator.

### **Shower Room**

With shower cubicle, wash hand basin and w/c.

### **Outside**

With garden to the rear.

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## welcome to Rook Lane, Bradford

- One Bedroom
- Rear Terrace
- No chain
- Open plan Lounge/Kitchen
- £70,000

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

# £70,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BDF116482 - 0003

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