









welcome to

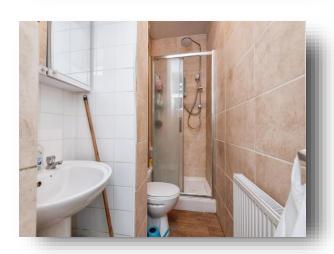
Rook Lane, Bradford

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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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







Compton St.

Rook Ln

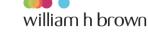
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Please note the marker reflects the postcode not the actual property

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Property Ref: BDF116482 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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