



**Rooley Avenue, Bradford BD6 1DA**





**welcome to**

**Rooley Avenue, Bradford**

Rooley Avenue, Bradford, BD6 - A spacious and well-presented four-bedroom bungalow featuring a generous lounge, fitted kitchen, dining room with patio doors to the rear garden, driveway, and an attractive enclosed rear garden. Early viewing is recommended.



### **Entrance Hall**

With doorway to the front.

ample off road parking with good size garden to the rear.

### **Family Room/Dining Area**

28' 7" x 9' 6" ( 8.71m x 2.90m )

With velux windows and patio doors offering access to the private rear garden. Feature fire to the side.

### **Lounge**

13' 8" x 11' 9" ( 4.17m x 3.58m )

With windows to the front and and gas central heating radiator. With feature fire to the side.

### **Kitchen**

16' 2" x 8' 11" ( 4.93m x 2.72m )

Fitted kitchen with a range of wall and base units. With windows to the side and doorway access to outside.

### **Primary Bedroom**

15' x 11' 10" ( 4.57m x 3.61m )

With window to the front and gas central heating radiator. Also with en-suite.

### **Bedroom Two**

13' 8" x 10' 3" ( 4.17m x 3.12m )

With window to the front and gas central heating radiator.

### **Bedroom Three**

12' 11" x 8' 10" ( 3.94m x 2.69m )

With window to the rear and gas central heating radiator.

### **Bedroom Four**

17' 2" x 11' ( 5.23m x 3.35m )

Located on the first floor, with velux windows to the front and rear. With gas central heating radiator.

### **Bathroom**

Fitted bathroom with corner bathtub, walk-in shower, wash hand basin and W/C. With window to the side.

### **Outside**

With garden and driveway to the front offering



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## welcome to Rooley Avenue, Bradford

- Four Bedrooms
- Generous lounge, fitted kitchen, and separate dining room
- Patio doors leading to enclosed rear garden
- Driveway offering ample parking
- Offers Over £280,000

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

offers over  
**£280,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BDF109187 - 0006

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