

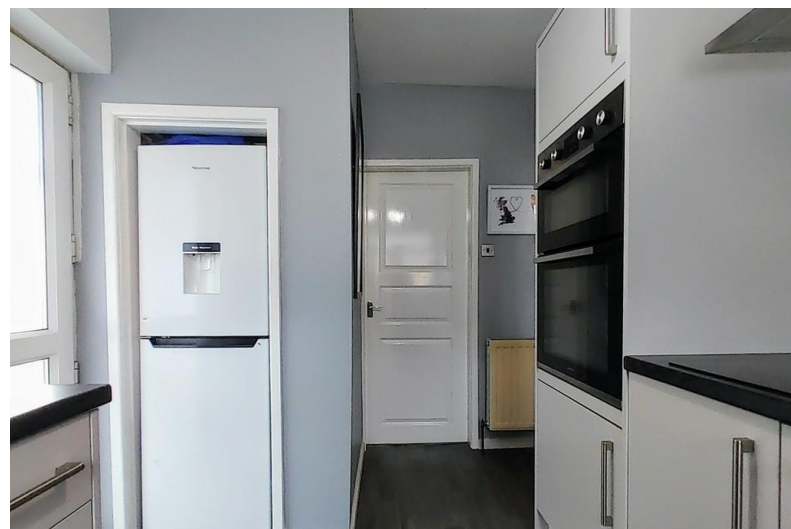


18 Rockland Crescent

- THREE BEDROOM SEMI-DETACHED
- TWO RECEPTION ROOMS
- GARDEN FRONT & REAR
- OFF-ROAD PARKING

£190,000

EPC Rating '68'





Property Description

**** THREE BEDROOM SEMI DETACHED ** DRIVEWAY, GARAGE & GARDENS ** TWO RECEPTION ROOMS ** POPULAR LOCATION **** Whitney's are please to offer for sale this attractive semi detached property, situated in a good location in BD7 on the Clayton border. Benefitting from a modern kitchen, lounge and separate dining or sitting room, three double bedrooms, UPVC double glazing and gas central heating. Close to local amenities, schools and bus routes. Properties on Rockland Crescent sell quickly, so please register your interest with us ASAP. Briefly comprising of: Front Porch, Hallway, Lounge, Dining/Sitting Room, Kitchen, Three Bedrooms & Bathroom. Gardens, Garage & Driveway.

FRONT PORCH

UPVC doors and windows, and a door to the hallway.

ENTRANCE HALL

11' 2" x 5' 7" (3.4m x 1.7m) Stairs lead off to the first floor and there are doors to the lounge and kitchen. Central heating radiator.



LOUNGE

13' 6" (into the bay) x 12' 2" (4.11m x 3.71m) Bay window to the front elevation and a coal effect gas fire set in a modern surround. Central heating radiator.

DINING OR SITTING ROOM

11' 8" x 11' 0" (3.56m x 3.35m) French doors to the rear garden, laminated flooring and a central heating radiator.

KITCHEN

11' 6" x 7' 9" (3.51m x 2.36m) A modern fitted kitchen with a good range of fitted base and wall units, laminated working surfaces and splashback wall tiling. Integrated electric oven, halogen hob and chimney style extractor. White composite one and a half bowl sink and drainer, plumbing for a washing machine and a window to the rear. Pantry cupboard and a central heating radiator.



FIRST FLOOR

Landing area with window to the side elevation and access to the loft space.

BEDROOM ONE

12' 4" x 11' 9" (3.76m x 3.58m) Window to the front elevation, wall-to-wall fitted wardrobes with sliding doors and a central heating radiator.

BEDROOM TWO

11' 0" x 10' 0" (3.35m x 3.05m) Window to the rear elevation and a central heating radiator.

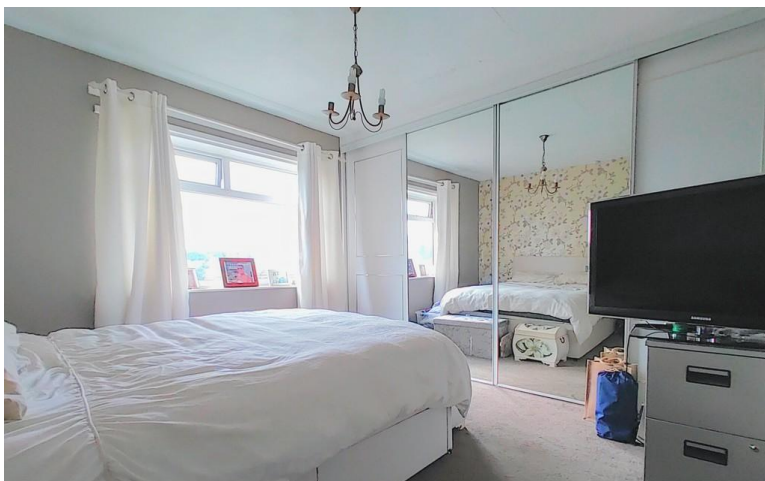
BEDROOM THREE

8' 1" x 8' 1" (2.46m x 2.46m) Window to the rear elevation and a central heating radiator. Can accommodate a double bed.



BATHROOM

A modern bathroom suite comprising of a panelled bath with shower tap attachment and glass screen, washbasin set in a modern vanity unit and a push-button WC. Part-tiled walls, LED back-lit mirror and windows to the front and side elevations, plus a chrome heated towel rail.

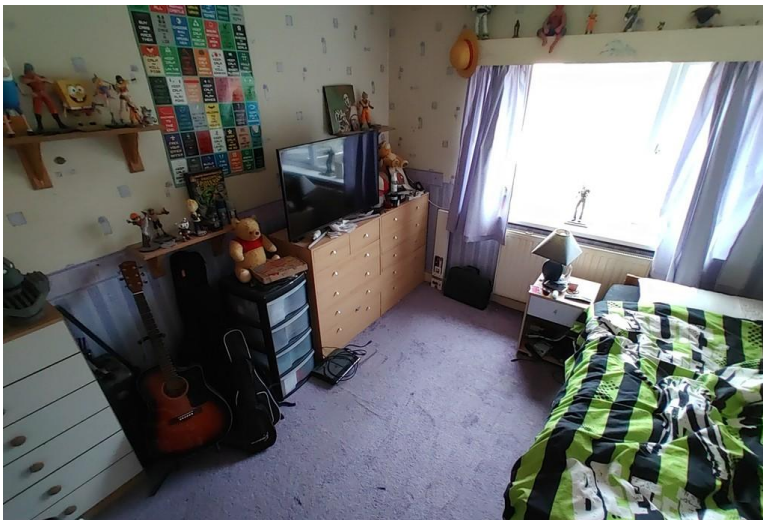


EXTERNAL

To the front of the property is an open-plan driveway providing parking for several cars and low maintenance block-paved garden area. To the rear is a detached single garage and an enclosed paved patio garden with a new boundary fence and gate.

GARAGE

Detached single garage with 'up and over' door, power and light.



PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.



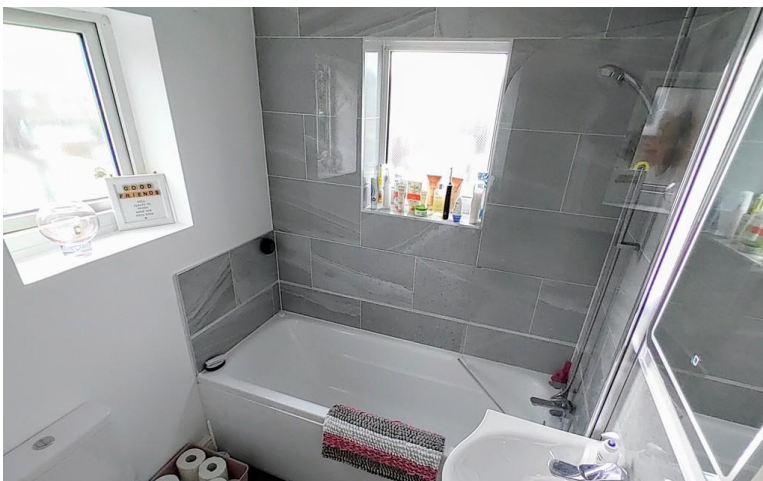
Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

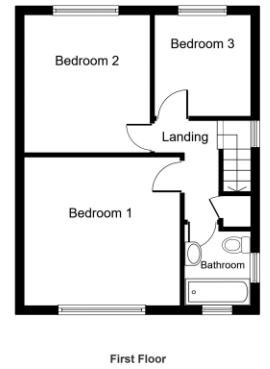
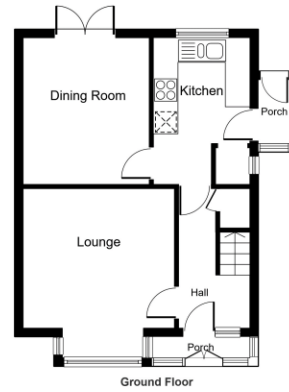
VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a **FREE VALUATION** strictly without any obligation. Contact us on Bradford (01274) 880019.



MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for **FREE & CONFIDENTIAL ADVICE**.

RENT-A-HOUSE: Thinking of renting your **HOUSE? FLAT?** Contact (01274) 880019 for further details.





18 Rockland Crescent, Bradford, BD7 2SN NOT TO SCALE For layout guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		83
C	(69-80)		
D	(55-68)	68	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			

England & Wales EU Directive

11 Green End
Clayton
Bradford
West Yorkshire
BD14 6BA

www.whitneys.co.uk
sales@whitneys.uk.com
01274880019

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements