



## 9 Rosetta Drive

- THREE BEDROOM SEMI-DETACHED
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING

**£190,000**

EPC Rating '67'







## Property Description

**\*\* THREE BEDROOM SEMI-DETACHED \*\* SOUGHT-AFTER CUL-DE-SAC \*\* TWO RECEPTION ROOMS \*\* GAS C/H & UPVC DG \*\* CORNER PLOT \*\*** This spacious property in BD8 is sure to attract a great deal of interest. Benefitting from gardens to the front, side and rear, driveway and a single garage. Sold with NO CHAIN and offering 'ready to move in' accommodation. Very well placed for local amenities, the city centre and motorway access. Also offering potential for a side extension, subject to securing the required consents and approvals. Briefly comprising of: Entrance Hall, Lounge, Sitting/Dining Room, Kitchen, Three Bedrooms & Bathroom. Gardens, Garage and Driveway. A well cared for property that was re-roofed in 2017, the boiler was replaced in 2019 and was last serviced in May this year.

### ENTRANCE HALL

A side entrance door leads into a small hallway with stairs off to the first floor and doors to the lounge and dining room.







#### LOUNGE

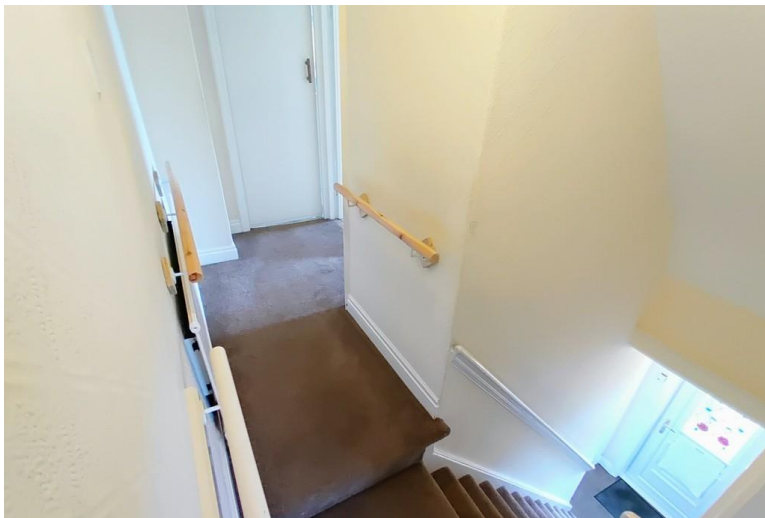
12' 8" x 11' 2" (3.86m x 3.4m) Bay window to the front elevation and an inset living flame gas fire with a brass trim and marble surround. Central heating radiator.

#### DINING ROOM

12' 8" x 11' 6" (3.86m x 3.51m) Two windows to the side elevation, understairs store cupboard and a gas fire set in a stone surround. Central heating radiator.

#### KITCHEN

12' 8" x 5' 8" (3.86m x 1.73m) Fitted with a range of base and wall units, laminated working surfaces and tiled splashbacks. Gas cooker point, plumbing for a washing machine and a stainless steel sink and drainer. There is a door to the rear garden and windows to both the rear and side elevations.



#### FIRST FLOOR

Landing area with access to the loft space and a central heating radiator.

#### BEDROOM ONE

12' 9" x 12' 2" (3.89m x 3.71m) Bay window to the front elevation and a central heating radiator.

#### BEDROOM TWO

12' 8" x 8' 10" (3.86m x 2.69m) Window to the side and rear elevation, and a central heating radiator.



#### BEDROOM THREE

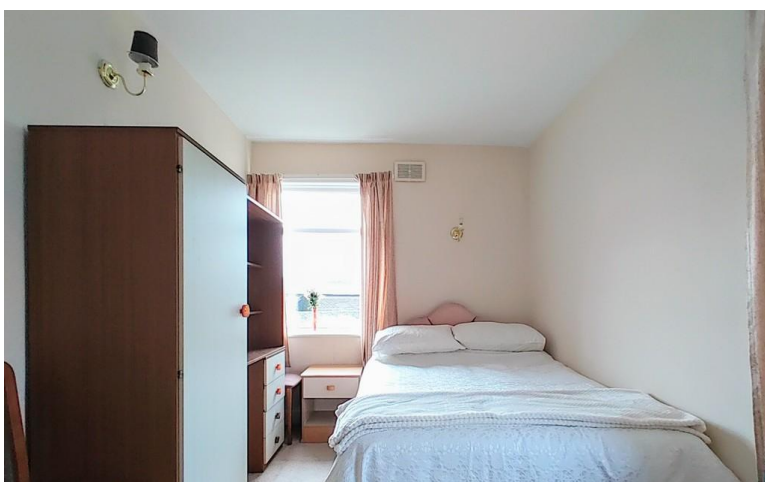
9' 5" x 8' 4" (2.87m x 2.54m) An 'L' shape third bedroom with a window to the side elevation and a central heating radiator.

#### BATHROOM

A modern, fully-tiled wet room, comprising of a push button WC, pedestal washbasin and an electric shower with open-plan shower area. Window to the rear, airing cupboard, extractor fan and a central heating radiator.

#### EXTERNAL

To the front and side of the property is a good-sized garden with lawn areas, flowerbeds and mature shrubs and planting. A gated, tarmac driveway leads to a detached single garage with an 'up and over' door and a recent new rubber roof. Behind the garage is a paved bin store area, leading to the rear that comprises of a paved patio area, garden shed and greenhouse.







## **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.

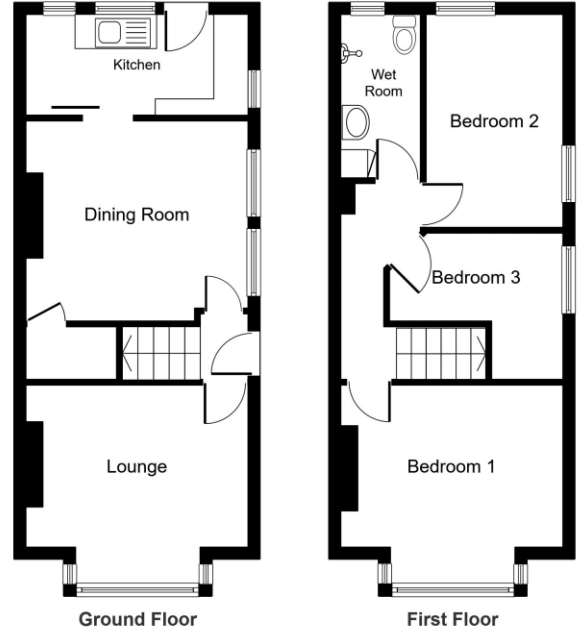
**MORTGAGES:** A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for **FREE & CONFIDENTIAL ADVICE**.



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







9 Rosetta Drive, Four Lane Ends, Bradford, BD8 9SA NOT TO SCALE For layout guidance only

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	85
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales <span style="float: right;">EU Directive 2002/91/EC</span>	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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