

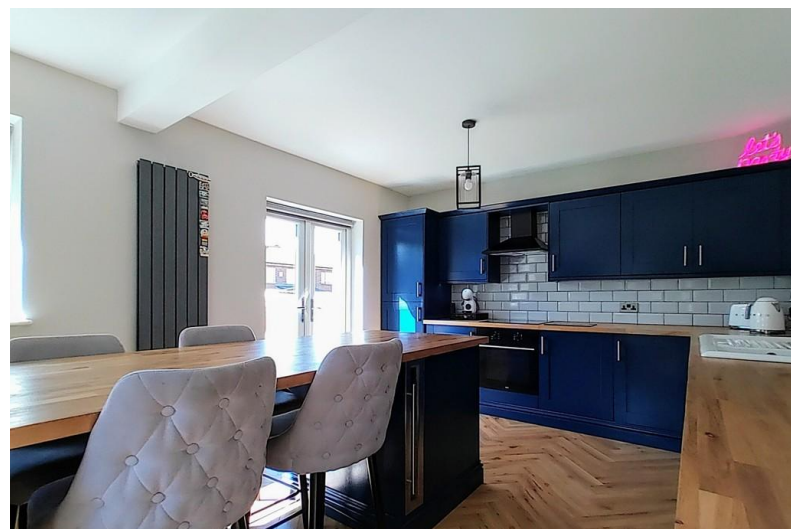
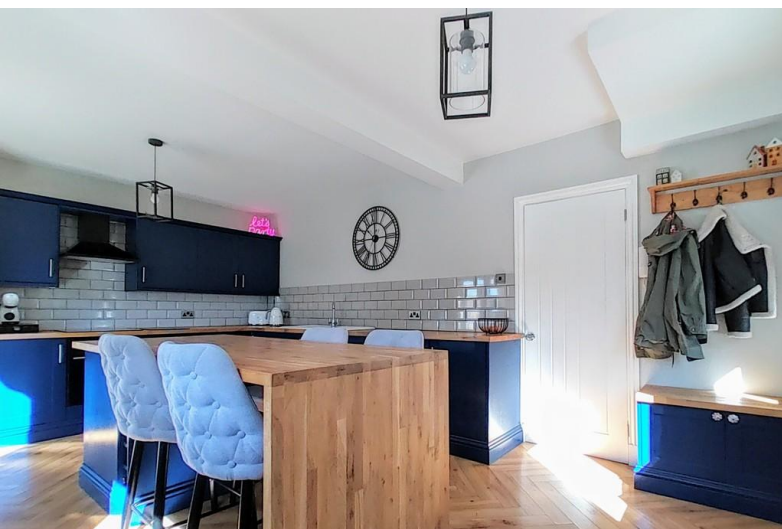


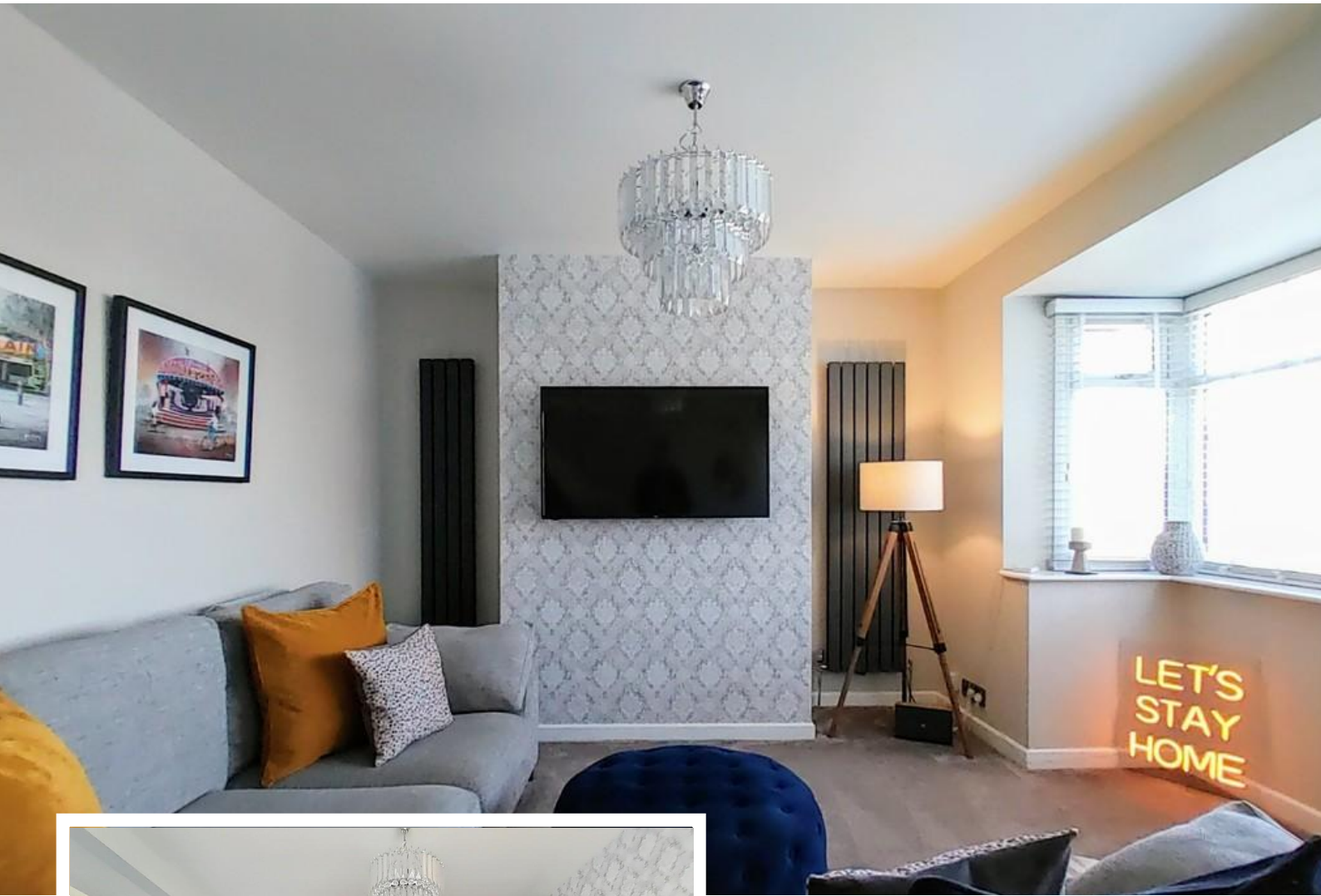
8 Rockland Crescent

- THREE BEDROOM SEMI-DETACHED
- IMMACULATELY PRESENTED
- LARGE CORNER PLOT
- GARDEN ROOM/ANNEXE

£249,950

EPC Rating '40'





Property Description

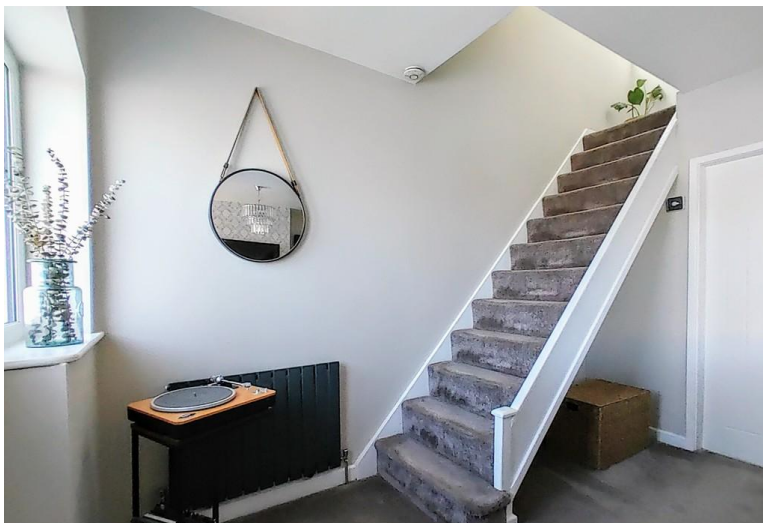
LOUNGE

18' 1" x 11' 1" (5.51m x 3.38m) The original hallway has been knocked through to create a large 18' lounge. Stairs lead off to the first floor, bay window to the front elevation and a window to the side elevation. Three modern, grey central heating radiators.

KITCHEN/DINER

18' 2" x 11' 8" (5.54m x 3.56m) An impressive fitted kitchen with a large island unit, incorporating a breakfast bar for four people, wine cooler and storage cupboards. There is a good range of fitted base and wall units, complimentary splashback wall tiling and solid oak working surfaces. Integrated appliances include a fridge-freezer, electric oven, induction hob and a matching chimney style extractor. There are windows to the side and rear elevations, along with French doors to the rear garden and a side entrance door. Two central heating radiators.





FIRST FLOOR

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

BEDROOM ONE

12' 2" x 11' 8" (3.71m x 3.56m) A good-sized master bedroom with a feature panelled wall, window to the front elevation and a central heating radiator.

BEDROOM TWO

11' 10" x 9' 9" (3.61m x 2.97m) Another double bedroom with a window to the rear elevation and a central heating radiator.

BEDROOM THREE

8' 2" x 7' 10" (2.49m x 2.39m) Window to the rear elevation and a central heating radiator.



BATHROOM

A modern family bathroom comprising of a panelled bath with a mains powered shower over and windows to the front and side elevations. The WC and washbasin are set in a fitted unit with built-in storage and there is a chrome heated towel rail.

EXTERNAL

To the front and side of the property is a gated concrete driveway providing off-road parking for three to four cars. There is an intercom system on the front gate that can be answered inside the house. The large rear garden is fully enclosed and mainly laid to lawn with well planted flowerbed borders, a patio seating area, garden room and a shed with an attached gazebo housing a hot tub. There are both hot and cold outside taps, external power sockets and exterior lighting.



GARDEN ROOM

18' 6" x 9' 0" (5.64m x 2.74m) A superb insulated garden room that currently houses a TV and a sofa. This would be ideal as a home office space or teenagers room. There is some fitted storage, glazed double doors and a side entrance door, power and light.



SHED

A good-sized garden shed provides additional storage and to the rear is an attached open sided hot-tub area with power socket.



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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		73
D	(55-68)		
E	(39-54)	40	
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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 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.