

Property Professionals
for Five Decades

Robert Watts

Incorporating Watts Chartered Surveyors

AN UNRIVALLED PROFESSIONAL PROPERTY RELATED SERVICE

Property Specialists
in Bradford and Beyond



499 Rooley Lane, Dudley Hill, BD4 7SB

4 BEDROOMS: Family sized "PERIOD STYLE" SEMI-DETACHED situated on Rooley Lane, with access to the M62 motorway network & local amenities. Set over three floors with many original features, together with single detached garage, ample off road parking & additional enclosed garden area which is located away from the property. Comprises: lounge, kitchen diner and access to cellar on the ground floor whilst to the first floor are two double bedrooms and a family bathroom. This property has also had a loft conversion giving a further two bedrooms also benefiting from gas central heating and double glazing.

Offers in the region of £149,995

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ENTRANCE VESTIBULE

Composite door.

LOUNGE 15'2" x 15'0" into alcove (4.62m x 4.57m into alcove)

Impressive feature fireplace with 'Period' surround and open coal fire. Laminate flooring.

DINING KITCHEN 15'3" x 14'9" (4.65m x 4.50m)

Well equipped kitchen with a range of modern base and wall units, worktops and sink unit. Splashback tiled walls. Feature fireplace in chimney breast with log burner stove.

LANDING

MASTER BEDROOM 15'4" x 14'9" (4.67m x 4.50m)

Open aspect view. Decorative feature fireplace. Laminate flooring.

DOUBLE BEDROOM 2 12'2" x 10'0" maximum (3.71m x 3.05m maximum)

Decorative fireplace. Laminate flooring.

BATHROOM/W.C 9'4" x 5'1" (2.84m x 1.55m)

3 piece white bathroom suite.

THIRD FLOOR

BEDROOM 3 15'4" x 7'8" (4.67m x 2.34m)

TOP FLOOR BEDROOM 4 15'3" x 5'1" + recess (4.65m x 1.55m + recess)

OUTSIDE

Small yard to the front. To the rear, extended Detached Garage/Workshop with power and light. open shared yard/garden with No` 497. ample off-road parking. Additional; enclosed landscaped garden area to the rear of the house.

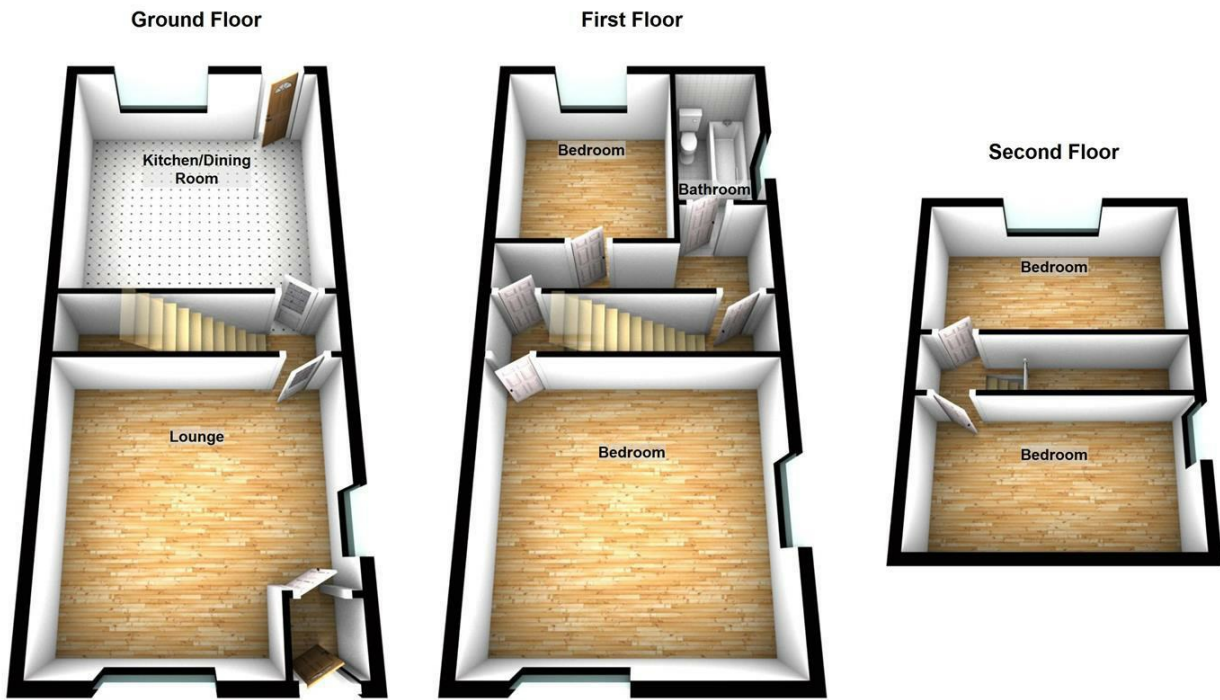
DIRECTIONS

From Bradford City Centre, proceed up Wakefield Road, and continue across 2 roundabouts. Proceed to Dudley Hill roundabout and take 3rd exit onto Rooley Lane. At the new set of lights double back onto Rooley Lane and travel past the Cross Keys Pub. After a short distance No` 499 can be found on left hand side.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order.

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. these sales particulars do not constitute a contract or part of a contract.





Please note this is a guide only and should not be relied on for accurate measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		55	79
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		47	74
EU Directive 2002/91/EC			

