



Rooley Crescent, Bradford, BD6

Your Choice Estate Agents proudly present this spacious and well-presented extended 3-bedroom semi-detached home in the sought-after Rooley Crescent, Bradford. Priced at £225,000, this property offers a modern yet classic charm, ideal for families or investors. The home features a large family lounge, dining room, and a fully fitted breakfast kitchen, leading to a well-maintained rear garden. Upstairs, there are three generously sized bedrooms and a modern family bathroom with a shower. Additional benefits include a gated driveway, internal garage, and ample parking. Conveniently located near schools, amenities, and transport links, this property provides a perfect blend of urban convenience and comfortable living. Viewing highly recommended! Contact Your Choice Estate Agents on 01274 493333 for more details or to arrange

Asking Price
£225,000

Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA
Tel: 01274 493333 Email: info@ycea.co.uk
Website: www.yourchoiceonline.co.uk



****Spacious & Well-Presented Extended 3-Bedroom Semi-Detached Home – £225,000****

Your Choice Estate Agents proudly present this exceptionally spacious and beautifully extended three-bedroom semi-detached home in the sought-after location of Rooley Crescent, Bradford. Offered at an asking price of £225,000, this charming residence blends modern style with classic features, making it an ideal purchase for families or investors alike.

Prime Location & Convenience

Situated in a thriving neighborhood, the property is within close proximity to local amenities, well-regarded schools, and excellent transport links, ensuring a perfect balance of urban convenience and comfortable home living.

Property Highlights:

Spacious Interiors – Generous living areas offering modern decor with classic charm

Three Well-Proportioned Bedrooms – Bright, airy, and perfect for family living

Modern Bathroom & Additional Shower – Stylishly finished for both comfort and functionality

Large Family Lounge – Featuring a bay window, ample natural light, and a seamless flow to the sitting area

Dining Room & Fully Fitted Breakfast Kitchen – Complete with high-quality units, tiled splashbacks, and integrated appliances, overlooking the rear garden

Well-Maintained Gardens – Front and rear gardens with patio areas and flower beds

Gated Driveway & Internal Garage – Ample off-street parking with secure access

Detailed Property Description

Ground Floor:

Entrance Hall – Welcoming space with a radiator and under-stairs storage

Family Lounge – Featuring a bay window, dual aspect windows, and access to the rear garden

Dining Room / Breakfast Kitchen – Well-equipped with a range of wall and base units, stainless steel sink, tiled splashbacks, built-in cooker, and plumbing for a dishwasher & washer

First Floor:

Master Bedroom – Spacious, featuring a bay window and free-standing wardrobes

Second Bedroom – Generously sized with rear elevation views and a radiator

Third Bedroom – Ideal as a child's room, guest room, or home office

Family Bathroom – Modern three-piece suite with a panelled bath, vanity sink unit, low-suite WC, and a shower, complemented by tiled walls & flooring and a towel radiator

Exterior:

Front Garden & Gated Driveway – Providing ample off-street parking leading to an internal garage

Enclosed Rear Garden – Featuring a private patio area, flower beds, and green space, perfect for outdoor entertaining



Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA
Tel: 01274 493333 Email: info@ycea.co.uk
Website: \$WEBSITE\$



Additional Details:

EPC Rating: TBA

Available upon request

Tenure: Believed to be freehold

Viewings: Strictly by prior appointment with Your Choice Estate Agents

Contact Us Today!

Call us now on 01274 493333 or info@ycea.co.uk to arrange a viewing.

Your Choice Estate Agents – 86 Toller Lane, Bradford BD8 9DA

Thinking of Selling or Letting?

Get a FREE Valuation with No Obligation!

Contact us today to discuss your property needs.

Our Services Include:

- ✓ Residential Sales & Management
- ✓ Commercial Sales & Lettings
- ✓ Property Portfolio Management
- ✓ Residential & Commercial Mortgages
- ✓ Property & Business Insurance
- ✓ Property Repairs & Maintenance
- ✓ Immigration Accommodation Reports

Offer Procedure:

All offers must be submitted in writing. Buyers will be required to provide financial verification before an offer is accepted. If you are a cash buyer, proof of funds will be necessary. Contact us for further details on the offer process.

Don't miss this opportunity to secure a stunning family home in a desirable location! Book your viewing today!

Strictly by prior telephone appointments with sole selling agents, Your Choice estate agents.

Contact us today on 01274 493333 or via info@ycea.co.uk

Normal opening hours Monday to Thursday 09.00am -05.30pm However Please check before due to covid-19.

Friday 09.00am -01.00pm and .03.00pm-05.00pm Saturday 10.00am -04.00pm

Are you thinking of selling or even letting your property!

Call us today on 01274 493333 for a FREE VALUATION without obligations

Your Choice Estate Agents are based at 86 Toller Lane Bradford BD8 9DA

Directions

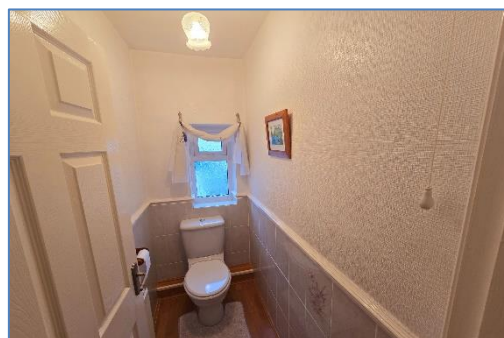
Please follow your satnav for better directions

Tenure

The property is believed to be freehold

Offer procedure

Our clients instruction in relation to offer vary, please contact us prior to making an Arrangements to purchaser such as contacting a bank, building society or solicitors you should make your offer to the branch dealing with the Sale of the house. In compliance with the estate Agents (undesirable practices) Order 1991, we are under obligation to check purchaser's financial situation before recommending an Offer to a vendor, therefore, prior to any offer Being accepted you will be required to make an Appointment in order for you to financially qualify Your offer. If you are making a cash offer which is not subject to the sale of the property written Confirmation of the availability of the cash will be required so your offer can be eligible



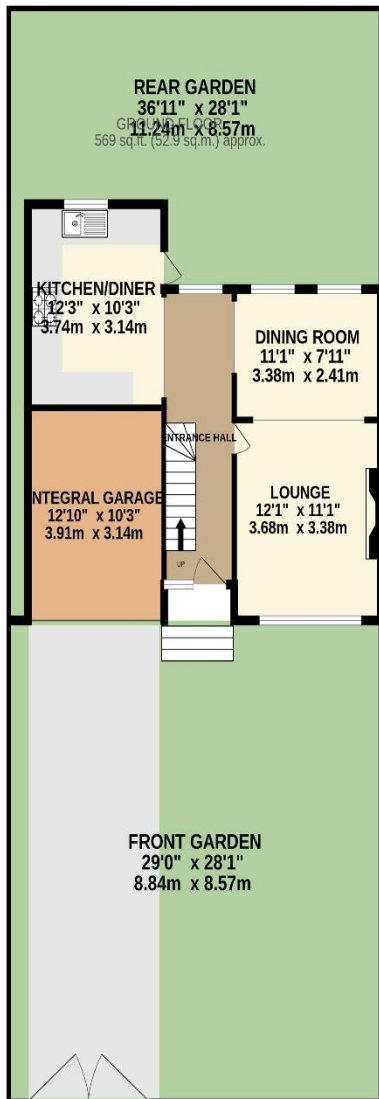
Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA

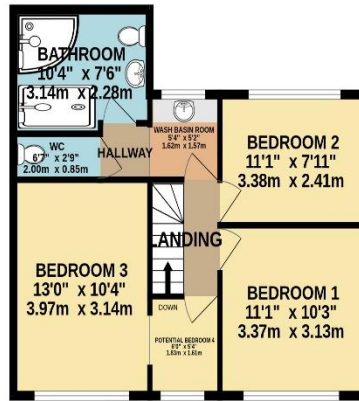
Tel: 01274 493333 Email: info@ycea.co.uk

Website: \$WEBSITE\$





1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA: 1106 sq.ft. (102.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



DISCLAIMER

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property, please ask for further information. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any contents/furnishings/furniture etc., photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and NOT precise. Purchasers must rely on their own enquiries. It should not be assumed that the property has all necessary planning, building regulations or other consents. Where any reference is made to planning permission or potential uses such information is given in good faith. The information in these particulars is given without responsibility on the part of the Agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA
Tel: 01274 493333 Email: info@ycea.co.uk
Website: \$WEBSITE\$

