









# welcome to

## Ling Park Avenue, Wilsden Bradford

Offered to the market with NO ONWARD CHAIN, located in the charming village of Wilsden, this true bungalow offers flexible living space, with the potential to be a THREE BEDROOM property this is sure to have a wide appeal. The property also benefits from a LARGE DRIVEWAY and a GARAGE





Offered to the market with no onward chain, this bungalow has much to offer with a garage and off street parking via a driveway, the property would benefit from a little modernisation but has been well maintained.

The property briefly comprises of an entrance hall, from here the kitchen can be accessed. The kitchen is equipped with wall and base units. From the hallway there the dining room can be accessed, this room could be used as a third bedroom if needed. The main living room is a large room measuring  $19 \times 12$  ft with a bay window looking out to the front.

At the rear of the living room a door leads to an internal hallway which provides access to two further bedrooms and the house bathroom are located.

#### Kitchen

9' 8" x 8' 2" ( 2.95m x 2.49m )

### Utility

5' x 2' 5" ( 1.52m x 0.74m )

### **Living Room**

12' 4" x 20' 8" Maximum, Plus Bay ( 3.76m x 6.30m Maximum, Plus Bay )

#### **Bedroom 1**

9' 2" Plus wardrobe x 11' 2" Maximum ( 2.79m Plus wardrobe x 3.40m Maximum )

#### **Bedroom 2**

9' 2" x 11' 2" Maximum ( 2.79m x 3.40m Maximum )

#### **Bedroom 3**

8' 2" x 14' 4" Maximum ( 2.49m x 4.37m Maximum )

#### **Bathroom**

7' 2" x 6' 2" ( 2.18m x 1.88m )











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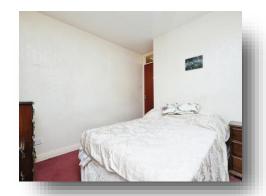
## Ling Park Avenue, Wilsden Bradford

- No Onward Chain
- Three Bedrooms
- Large Garage
- Large Driveway
- True Bungalow

Tenure: Freehold EPC Rating: D

Council Tax Band: D

# £215,000









Please note the marker reflects the postcode not the actual property

## view this property online holroydsestateagents.co.uk/Property/BNG101839



Property Ref: BNG101839 - 0011 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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