



## 25 Warwick Road

East Bowling, Bradford, BD4 7RA

**£175,000**



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\*\*\* 3 BEDROOM SEMI DETACHED BUNGALOW\*\*\*IDEAL FAMILY HOME\*\*\*LARGE PLOT\*\*\*

Offered with NO CHAIN & VACANT POSSESSION is this good sized family home with further potential to extend subject to planning and good sized garden plot. Accommodation which comprises of; entrance hallway, usable attic space, kitchen, lounge, shower room, 3 x double bedrooms. Lawned garden to the front, driveway to the side leading to single garage and a very good sized rear plot.

\*\*\*\*\*Contact YORKSHIRE RESIDENTIAL 01274 606167 to arrange a viewing\*\*\*\*\*

## Entrance Hallway

Radiator, storage cupboard and pull down ladder leading to attic space

## Attic Space

Boarded attic space, storage into eaves.

## Kitchen

7'9" x 9'7" (2.36m" x 2.92m")

## Lounge

15'8" into bay x 10'8" (4.78m" into bay x 3.25m")

Gas fire with feature surround, bay window and radiator.

## Shower Room

Three piece white suite comprising low level wc, wash hand basin set into vanity unit and walk-in shower cubicle. Tiled walls, inset spotlights and heated towel radiator.

## Double Bedroom 1

11'7" x 9'4" (3.53m" x 2.84m")

Fitted bedroom furniture and radiator.

## Double Bedroom 2

10'9" x 11'3" (3.28m" x 3.43m")

Fitted bedroom furniture and radiator.

## Double Bedroom 3

7'7" x 8' (2.31m" x 2.44m)

Radiator.

## Exterior

Lawned garden to the front with driveway to the side which has ample tandem parking leading to single garage. The rear is a very good sized garden plot.



## Road Map



## Hybrid Map



## Terrain Map

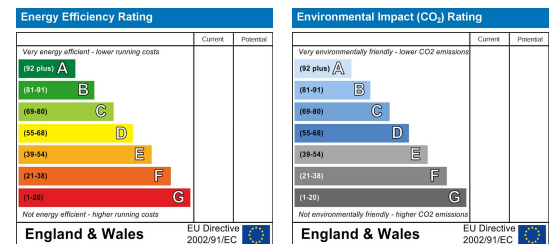


## Floor Plan

## Viewing

Please contact our Cleckheaton Office on 01924 501333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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