



**Boy Lane, Bradford BD4 6DL**



**welcome to**

**Boy Lane, Bradford**

Offered to the market this well presented two bedroom semi detached property. This property benefits from good transport links, ample parking to the front and two reception rooms.



### **Entrance Hall**

With storage cupboard and radiator.

### **Downstairs W/C**

With wash hand basin, w/c and window to the side.

### **Lounge**

12' 4" into recess x 15' 2" into bay ( 3.76m into recess x 4.62m into bay )

With bay window to the front and radiator.

### **Second Reception Room**

10' 6" into recess x 22' 5" ( 3.20m into recess x 6.83m )

With patio door to the rear and fireplace.

### **Dining Area**

7' 8" x 7' 10" ( 2.34m x 2.39m )

Open to the kitchen with window to the side, storage cupboard and radiator.

### **Kitchen**

10' 3" x 7' 11" ( 3.12m x 2.41m )

Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer with work surfaces and window to the rear.

### **Landing**

With window to the side and provides access to the loft.

### **Bedroom One**

12' 7" into recess x 13' 6" ( 3.84m into recess x 4.11m )

With window to the rear, built in wardrobe and radiator.

### **Bedroom Two**

9' 6" x 12' 6" into recess ( 2.90m x 3.81m into recess )

With window to the front and radiator.

### **Bathroom**

Comprises of bath, wash hand basin, w/c, storage cupboard, heated towel rail and window to the side.

### **Outside**

Gated, spacious driveway leading to the garage, lawn garden to the front and enclosed garden to the rear.



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## **Boy Lane, Bradford**

- Two bedrooms
- Two reception rooms
- Driveway
- Semi detached bungalow
- £210,000-£220,000

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

guide price

**£210,000-£220,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BDF114578 - 0006

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