









# welcome to

# **Bowling Hall Road, Bradford**

Offered to the market in a sought after location is this spacious four bedroom through terrace.













#### **Entrance Porch**

To the front.

#### Porch

To the rear of the property.

# Lounge

12' x 14' 3" into recess ( 3.66m x 4.34m into recess ) With window to the front, fireplace and radiator.

#### Kitchen

14' 3" x 15' 1" max ( 4.34m x 4.60m max )

Fitted kitchen with a range of wall and base units incorporating sink and drainer with work surfaces, houses the boiler, radiator, window and door to the rear.

#### Cellar

Storage cellar.

# Landing

With radiator and two storage cupboards.

#### **Bedroom One**

14' 3" into recess x 11' 11" ( 4.34m into recess x 3.63m ) With window to the front, built in furniture and radiator.

### **Bedroom Two**

9' 7" x 8' 8" ( 2.92m x 2.64m ) With window to the rear, built in wardrobe and radiator.

#### **Bedroom Three**

 $7' 7'' \times 14' 4'' (2.31m \times 4.37m)$  With velux window, built in cupboard and under eaves storage.

## **Bedroom Four**

14' 4" x 7' 9" ( 4.37m x 2.36m )

With velux window to the front and radiator.

## Bathroom

Comprises of corner bath, shower cubicle, wash hand basin, w/c, radiator and window to the rear.

#### Outside

Frontage, yard to the rear and land to the rear with garage.





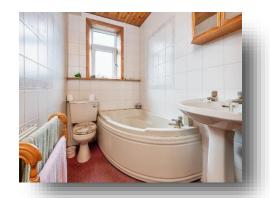
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# **Bowling Hall Road, Bradford**

- Four Bedroom
- Through Terrace
- Popular Location
- Garage
- Price £150,000

Tenure: Freehold EPC Rating: Awaited

£150,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF115581



Property Ref: BDF115581 - 0003 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.

01274 693138



Wibsey@williamhbrown.co.uk



6 Fair Road, BRADFORD, West Yorkshire, BD6 1QN



william h brown

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.