









# welcome to

# **Bolton Hall Road, Bradford**

An impressive and well presented detached family home located in the area of Bolton Woods, BD2. This property benefits from six bedrooms, two reception rooms, off street parking and a generous sized rear garden as well as offering spacious and versatile accommodation throughout. EPC rating: C.





An impressive and well presented detached family home located in the area of Bolton Woods, BD2. This property benefits from six bedrooms, two reception rooms, off street parking and a generous sized rear garden as well as offering spacious and versatile accommodation throughout. Handily located close to a range of local shops and amenities and transport links/routes.

Internally, the property compromises of an entrance porch, a generous size living and dining room, kitchen, another reception room and ground floor shower room. The first floor houses six bedrooms and a family bathroom. Externally, the property benefits from off street parking and paved garden areas to the front and rear with lawned areas and mature trees and shrubs. Double glazing and central heating throughout. EPC rating: C.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focapmt.com

#### **Entrance Porch**

### **Living Room/dining room**

39' 6" x 12' 6" ( 12.04m x 3.81m )

#### Kitchen

21' 8" x 10' 8" ( 6.60m x 3.25m )

### Lounge

15' 6" x 9' 5" ( 4.72m x 2.87m )

#### **Shower Room**

## **First Floor Landing**

#### **Bedroom One**

20' 7" x 9' 2" ( 6.27m x 2.79m )

#### **Bedroom Two**

13' 6" x 8' 6" ( 4.11m x 2.59m )

#### **Bedroom Three**

14' x 8' 7" ( 4.27m x 2.62m )

#### **Bedroom Four**

12' 7" x 11' 5" ( 3.84m x 3.48m )

#### **Bedroom Five**

14' 6" x 10' 9" ( 4.42m x 3.28m )

#### **Bedroom Six**

9' 2" x 6' 10" ( 2.79m x 2.08m )

#### **Bathroom**

#### **Exterior**











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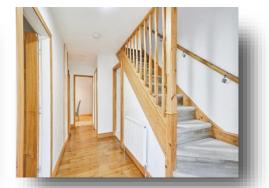
- An impressive detached family home
- Six bedrooms & two reception rooms
- Generous size rear garden
- Driveway parking
- Spacious and versatile accommodation

Tenure: Freehold EPC Rating: C

Council Tax Band: C

# £460,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/SHP111021



Property Ref: SHP111021 - 0002 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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