



Bolton Drive, Bradford BD2 2AA

welcome to

Bolton Drive, Bradford

A two double bedroom semi detached house in need of partially updating with spacious living accommodation. A great opportunity for someone to put their own stamp on with the lounge and bedrooms in need of a modest update. Offered with NO ONWARD CHAIN.



Entrance Hall

Enter from the front into the hallway with a tiled floor, radiator and stairs leading to the first floor.

Lounge/ Diner

23' 11" x 16' 7" (7.29m x 5.05m)

A spacious lounge having a gas fire set on a black hearth with feature surround, carpet flooring, a large uPVC double glazed bay window to the front and a circular window to the side keeping the room bright and airy. There is also a useful understairs cupboard which houses the boiler.

Kitchen/ Diner

7' 9" x 14' 10" (2.36m x 4.52m)

A nicely presented kitchen offering a range of wall and base units with complimentary work surfaces incorporating a sink, drainer and hob with extractor fan above and a tiled splashback. Integrated appliances include an electric oven, under counter fridge freezer and there is space for a washing machine. The work surface continues to create a breakfast bar, ideal for casual dining. The kitchen also benefits from a tiled floor, radiator, dual aspect uPVC double glazed windows to the side and rear with the addition of a skylight allowing a good amount of natural light to flow through. There is also a door to the rear porch.

Rear Porch

A great space for coats and shoes, having uPVC double glazed windows to two sides and a door leading to the garden.

Landing

The stairs rise from the hallway onto the carpeted landing with a uPVC double glazed window to the side, doors to two double bedrooms and shower room.

Bedroom One

16' 8" x 11' 2" (5.08m x 3.40m)

A spacious double bedroom positioned to the front elevation with feature coving and picture rail, radiator and carpet flooring. There is access to the

loft and there are two uPVC double glazed windows.

Bedroom Two

10' 8" x 9' 9" (3.25m x 2.97m)

A double bedroom positioned to the rear elevation with fitted wardrobes, radiator, carpet flooring and a uPVC double glazed window.

Shower Room

A nicely presented shower room which is fully tiled and comprises of a shower cubicle, pedestal wash hand basin, wc, chrome heated towel rail and a uPVC double glazed window to the rear.

Outside

There is a low maintenance garden to the front with a path leading down the side to the rear garden which has a small lawn with hedge borders, garden shed and outside tap.

Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved



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welcome to

Bolton Drive, Bradford

- Semi Detached House
- Two Double Bedrooms
- Nicely Presented Kitchen & Bathroom
- Spacious Lounge
- Rear garden

Tenure: Freehold EPC Rating: D

£170,000



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Property Ref:
YEA106385 - 0004

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Please note the marker reflects the
postcode not the actual property



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