



Bowling Hall Road, Bradford BD4 7SX

welcome to

Bowling Hall Road, Bradford

A well presented four bedroom through terrace property perfect for a growing family. Offering ready to move into accommodation this property is a must view.



Entrance Vestibule

Entrance from the front in to the entrance vestibule providing access into the lounge.

Lounge

14' 4" into recess x 12' max (4.37m into recess x 3.66m max)

With window to the front, feature fireplace, ceiling rose and coving and gas central heating radiator.

Kitchen/ Diner

14' 4" x 12' 6" (4.37m x 3.81m)

Spacious kitchen/diner with a wealth of base and wall units incorporating stainless steel sink and drainer with work surfaces. Built in eye level electric oven and four ring gas hob with cooker hood. With window to the rear and door access to the rear yard. Kitchen also offers access to the cellar.

Cellar

Storage cellar with access via kitchen.

Landing

First floor landing has gas central heating radiator.

Bedroom One

14' 5" into recess x 12' (4.39m into recess x 3.66m)

With window to the front and gas central heating radiator.

Bedroom Two

9' 8" x 8' 5" (2.95m x 2.57m)

With window to the rear, built in wardrobes and gas central heating radiator.

Bathroom

Three piece suite comprises bath with shower over, wash hand basin and low level WC. Heated towel rail and window to the rear.

Bedroom Three

14' 5" x 7' 7" max (4.39m x 2.31m max)

With velux window to the rear, under eves storage and built in cupboard.

Bedroom Four

14' 3" x 7' 10" max (4.34m x 2.39m max)

With velux roof window to the front, built in cupboard, under eves storage and gas central heating radiator.

Outside

There is a well maintained frontage and enclosed rear yard.



view this property online williamhbrown.co.uk/Property/BDF116667



welcome to

Bowling Hall Road, Bradford

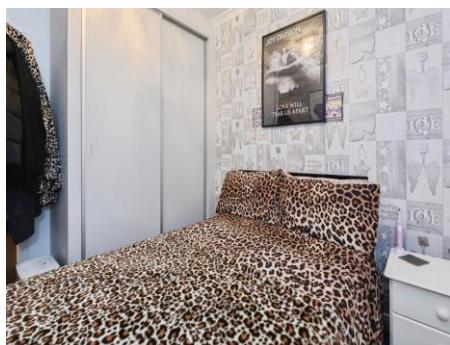
- Four Bedroom
- Mid Terrace
- Well Presented Throughout
- Great Transport Links
- Offers over £150,000

Tenure: Freehold EPC Rating: E

Council Tax Band: A

offers over

£150,000



view this property online williamhbrown.co.uk/Property/BDF116667

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.



Property Ref:
BDF116667 - 0002

 **william h brown** Incorporating **Porter Glenny**



01274 693138



Wibsey@williamhbrown.co.uk



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



williamhbrown.co.uk