



Bolton Hall Road, Bolton Woods,

£149,950

*** INNER TOWN HOUSE * THREE BEDROOMS * NO ONWARD CHAIN ***

*** GARDENS * GARAGE * GREAT STARTER HOME ***

Available with no onward chain, is this delightful three bedroom inner town house.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, fitted kitchen, three first floor bedrooms and a house bathroom with white suite.

To the outside there are gardens and a garage off-site.



Entrance

Lounge

15'1" x 12'4" (4.60m x 3.76m)
With electric fire in feature fireplace surround, radiator.

Kitchen

15'2" x 8'8" (4.62m x 2.64m)
Fitted kitchen having a range of white wall and base units incorporating stainless steel sink unit, electric oven and hob, plumbing for auto washer, store cupboard.

First Floor Landing

Bedroom One

12'9" x 8'9" (3.89m x 2.67m)
With radiator.

Bedroom Two

8'7" x 11' (2.62m x 3.35m)
With radiator.

Bedroom Three

6'4" x 9'3" (1.93m x 2.82m)
With radiator.

Bathroom

Three piece white suite, tiled walls, heated towel rail.

Exterior

To the outside there are gardens to both front and rear, together with an off-site garage.

Directions

From our office in Idle village take the left onto Idlecroft Rd, right onto Bradford Rd, go through the roundabout, at Five Lane Ends roundabout take the 3rd exit onto Swain House Rd, continue straight onto King's Rd, turn right onto Poplars Park Rd, go through the roundabout, right onto Stanley Rd, continue straight onto Bolton Hall Rd.

TENURE

FREEHOLD

Council Tax Band

A / Bradford



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

