



178 Lister Avenue, East Bowling, Bradford, West Yorkshire, BD4 7QU

SUBSTANTIAL VICTORIAN RESIDENCE.

A rare opportunity has arisen to purchase this impressive and substantial Gable Fronted Victorian End Terrace, which has an abundance of period features. The property provides unrivalled family sized accommodation over 4 floors, with 4 double bedrooms. Properties of this style and size are once in a generation sales and will undoubtedly appeal to the growing family. Situated in this ever sought after location, across the road from Bowling Park and a short walk to Bowling Academy. Must be viewed to fully appreciate.

The accommodation comprises: Hallway, Living Room, Lounge, Kitchen, WC, 4 Double Bedrooms & Bathroom.

Asking Price £229,950

178 Lister Avenue, East Bowling, Bradford, West Yorkshire, BD4 7QU

GROUND FLOOR

ENTRANCE VESTIBULE

HALLWAY

LOUNGE 16'3" (4.95) into bay x 12'2" (3.7) into alcove

Situated at the front of the house with feature bay window. Fireplace with built in gas fire.

LIVING ROOM 15' (4.57) x 14'4" (4.37) + alcove

2nd reception room/living room at the rear of the property, with attractive feature coal open fire built into chimney breast.

LOWER GROUND FLOOR

DINING KITCHEN 14'9" x 14'9" (4.5m x 4.5m)

Well equipped kitchen with a range of base and wall units, worktops and sink unit. Built in double oven, separate hob and extractor fan. Pantry. Door leading to the outside.

DOWNSTAIRS W.C. Tiled flooring.

1ST FLOOR

BEDROOM 3 14'7" x 10'1" (4.45m x 3.07m)

Double bedroom

BEDROOM 4 14'1" (4.3) x 8'9" (2.67) + recess

Double bedroom

BATHROOM/W.C. White bathroom suite with shower over the bath. Part tiled walls.

TOP FLOOR

BEDROOM 1 15'1" x 14'3" (4.6m x 4.34m)

Great sized double bedroom on the top floor with window to gable wall. Walk-in wardrobe.

BEDROOM 2 15'1" x 13'9" (4.6m x 4.2m)

Double bedroom with window to the gable wall.

OUTSIDE Small front yard. Garden/parking to the rear.

PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		