



## **8 Warwick Drive, East Bowling, Bradford, BD4 7QZ**

**DO NOT MISS THIS:** Impressive Semi Detached Bungalow, situated in this sought after location. Provides 2 Bedrooms and is very well presented throughout. With Gardens, Driveway & Garage. Must be viewed to fully appreciate.

**Guide Price £165,000**

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### **LOUNGE 16'3" (4.95) x 10'3" (3.12) into alcove**

Attractive feature fireplace with built in gas fire.

### **INNER HALL**

### **KITCHEN 11'3" x 9'6" (3.43m x 2.9m)**

Well equipped kitchen with a range of base and wall units, worktops and sink unit. Built in double oven, hob and extractor fan.

### **BEDROOM 1 8'8" x 8'7" (2.64m x 2.62m)**

Fitted wardrobes.

### **BEDROOM 2 9'5" x 6'9" (2.87m x 2.06m)**

uPVC French doors leading to the garden.

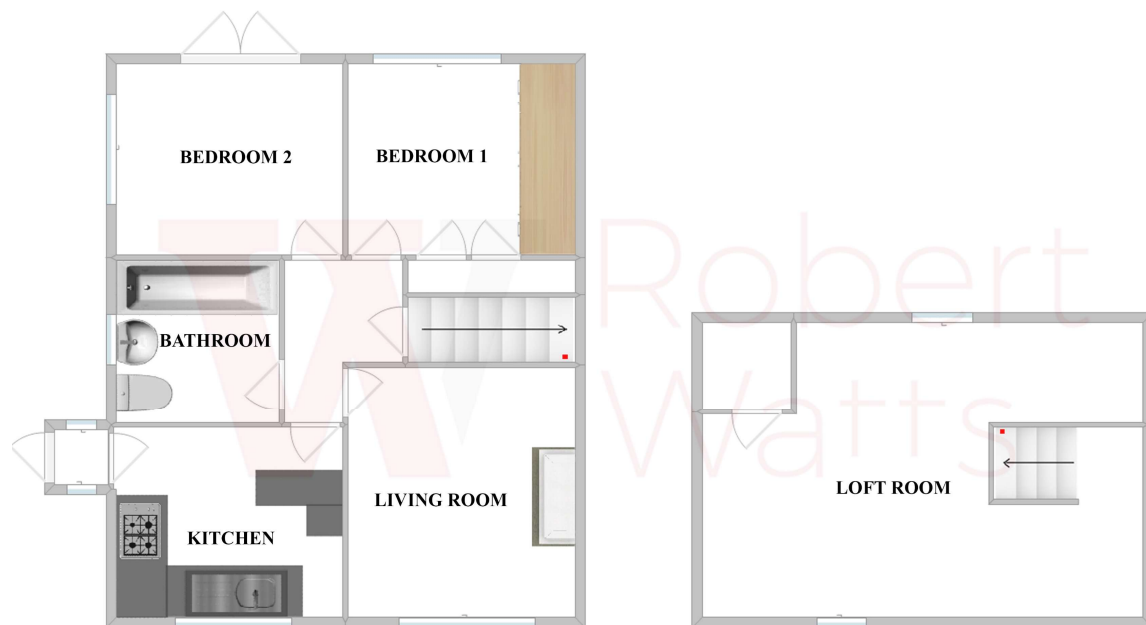
**BATHROOM/W.C.** Modern bathroom suite with shower over the bath, Vanity sink unit. Tiled walls.

**LOFT ROOM** Central staircase. 2 Velux Roof Lights. Storage to eaves.

**OUTSIDE** Garden to the front. Driveway leading to GARAGE having power and light. Lovely, enclosed, low maintenance garden to the rear.

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.





**GROUND FLOOR**

**FIRST FLOOR**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	