



285 Bowling Hall Road, Bradford, West Yorkshire, BD4 7SX

NO CHAIN: Well presented INNER THROUGH TERRACE, which would make a perfect home for first time buyers. Provides 2 BEDROOMS and is located close to Asda and other shops and walking distance to Bowling Park. Also offers easy access to Bradford City Centre.

The accommodation comprises: Lounge, Kitchen, 2 Bedrooms & Shower Room.

Asking Price £92,000

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ENTRANCE VESTIBULE

LOUNGE 14'7" (4.45) x 12'1" (3.68) + alcove

Attractive fireplace with a gas fire.

KITCHEN 10'7" x 9' (3.23m x 2.74m)

Range of kitchen cupboards, worktops and sink unit. Access to cellar.

LANDING

BEDROOM 1 14'1" x 12'1" (Max) (4.3m x 3.68m (Max))

Fitted wardrobes

DORMER BEDROOM 2 15' x 13'8" (Max) (4.57m x 4.17m (Max))

SHOWER ROOM/ WC 7'3" x 7'8" (2.2m x 2.34m)

White bathroom suite. corner shower cubicle.

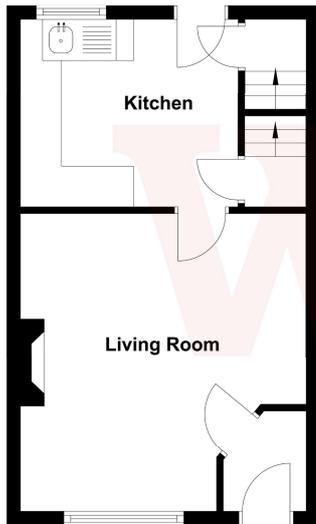
OUTSIDE Small yard to the front. Flagged garden with parking at the rear.

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.

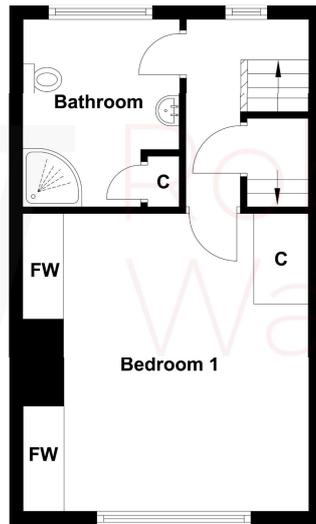
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



Ground Floor



First Floor



Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		