



283 Bowling Hall Road, Bradford, BD4 7SX

*** GUIDE PRICE £75,000 - £80,000***

NO CHAIN: Inner Through Terrace, providing 2 Bedroomed accommodation. The house is in need of some updating, but we feel this is reflected in the sensible price. Located close to both Bowling Park and Bradford Academy.

The accommodation comprises: Lounge, Kitchen, 2 Bedrooms & Bathroom.

Guide Price £75,000 - £80,000

T 01274 689589 **E** birkenshaw@robertwatts.co.uk **W** robertwatts.co.uk
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

f RWEstateAgents **t** @robertwatts_

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GROUND FLOOR

LOUNGE 15' x 12'2" max (4.57m x 3.7m max)

KITCHEN 9'4" x 9'4" (2.84m x 2.84m)

Selection of kitchen units and sink unit

FIRST FLOOR

BEDROOM 1 14'6" x 13'9"max (4.42m x 4.2mmax)

TOP FLOOR

BEDROOM 2 15'4" x 14' max (4.67m x 4.27m max)

Attic room

BATHROOM Bathroom suite with seperate w/c

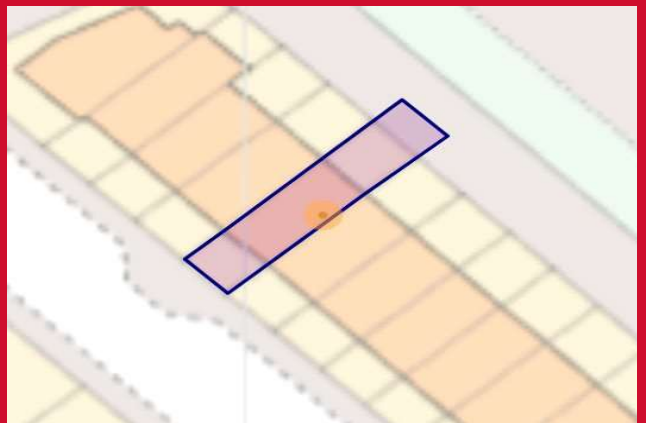
OUTSIDE Small yard at the front, along with yard to the back

COUNCIL TAX BAND Bradford Council

Band A

TENURE Freehold

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	