



30 Flockton Crescent, East Bowling, Bradford, BD4 7LG

EXTENDED: Early viewing a must on this **SIGNIFICANTLY EXTENDED SEMI DETACHED** with 5 BEDROOMS. Provides a great sized **FAMILY HOME**, with 3 **RECEPTION ROOMS**. Situated in this sought after area, short walk to both Bradford Academy and Bowling Park. **NOT TO BE MISSED.**

The accommodation comprises: Hallway, Lounge/Family Room, Dining Kitchen, Sitting Room/Reception Room, Ground Floor Shower Room, 5 Bedrooms & Bathroom.

Asking Price £250,000

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HALLWAY

LOUNGE/FAMILY ROOM 25'7" x 10'4" max (7.8m x 3.15m max)

Good sized overall Lounge/Family room, ideal entertaining space.

EXTENDED DINING KITCHEN 24'4" x 8'4" (7.42m x 2.54m)

Well equipped extended 24 foot kitchen. Built in wall and base units, sink unit and worktops. Fitted double oven, hob and extractor fan.

SITTING ROOM 15'1" x 8'3" (4.6m x 2.51m)

Ground floor reception room, that offers versatility. Can be office/play room or extra bedroom.

GROUND FLOOR SHOWER ROOM/WC Modern white suite. Tiled walls. Heated towel rail.

LANDING

BEDROOM 1 14'6" x 8'6" max (4.42m x 2.6m max)

Fitted wardrobes

BEDROOM 2 11'2" x 10'6" (3.4m x 3.2m)

BEDROOM 3 10' x 8'4" (3.05m x 2.54m)

BEDROOM 4 9'5" x 8'2" (2.87m x 2.5m)

BEDROOM 5 7'6" x 6' (2.29m x 1.83m)

BATHROOM White bathroom suite with shower over the bath.

OUTSIDE Ample parking to the front, parking for several cars. At the back, low maintenance garden, with useful outbuildings.

COUNCIL TAX BAND Bradford Council

Band B

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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