



27 Lister Avenue, East Bowling, Bradford, BD4 7QP

Well presented BAY WINDOWED THROUGH TERRACE, proving family sized accommodation. With 3 BEDROOMS, including TOP FLOOR DORMER BEDROOM + EN SUITE. Situated in this ever popular location, with pleasant low maintenance garden.

The accommodation comprises; Lounge, Dining Kitchen, 3 Bedrooms, En Suite & Bathroom.

Asking Price £125,000

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GROUND FLOOR

ENTRANCE HALL Entrance vestibule

LOUNGE 14' x 11'7" (4.27m x 3.53m)

Bay window

DINING ROOM

KITCHEN 13'5" x 12'9" (4.1m x 3.89m)

Well equipped kitchen with a range of base and wall units, worktops and sink unit. French doors to garden.

FIRST FLOOR

BEDROOM 2 13' x 12'5" max (3.96m x 3.78m max)

BEDROOM 3 10'7" x 5'5" (3.23m x 1.65m)

BATHROOM White bathroom suite with separate shower and w/c.

TOP FLOOR

BEDROOM 1 20'5" (6.22) x 11'7" (3.53) narrowing to 11'5" (3.48)

Overall dormer bedroom with en suite. Storage to the eaves

EN SUITE En Suite shower room

EXTERNAL Low maintenance garden and decking

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	55	
(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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