



13 Warwick Close, East Bowling, Bradford, BD4 7RB

NO CHAIN: Well appointed Semi Detached Bungalow situated in this ever popular cul de sac location. The property has been extended to the rear and provides flexible living and offers vast potential for further extensions or alterations (subject to the relevant planning and building consents. With a good sized plot with parking, double garage and lovely rear garden.

Early viewing is essential.

Asking Price £140,000

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HALLWAY

LOUNGE 16'3" x 10'9" (4.95m x 3.28m)

Feature fireplace with built in fire.

DINING ROOM 8' x 8' (2.44m x 2.44m)

KITCHEN 9'8" x 8' (2.95m x 2.44m)

Range of basic kitchen units, worktops and sink unit. Built in oven and hob.

BEDROOM 1 11'5" x 9'1" (3.48m x 2.77m)

Fitted wardrobe.

BEDROOM 2 9'8" x 7'5" (2.95m x 2.26m)

Extended and offers flexible living accommodation. Was built originally as bedroom 2, but was used as a dining room. Open to extra living room/bedroom.

BATHROOM/W.C. 3 piece bathroom suite.

OUTSIDE Occupying position at the top of the cul-de-sac. Low maintenance front garden. Driveway to side leading to GARAGE. Garden to rear.

TENURE Freehold

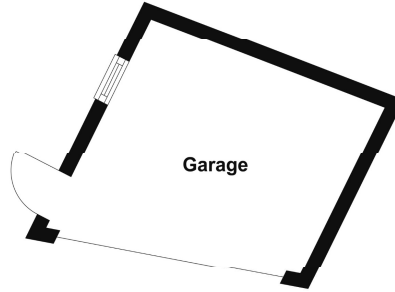
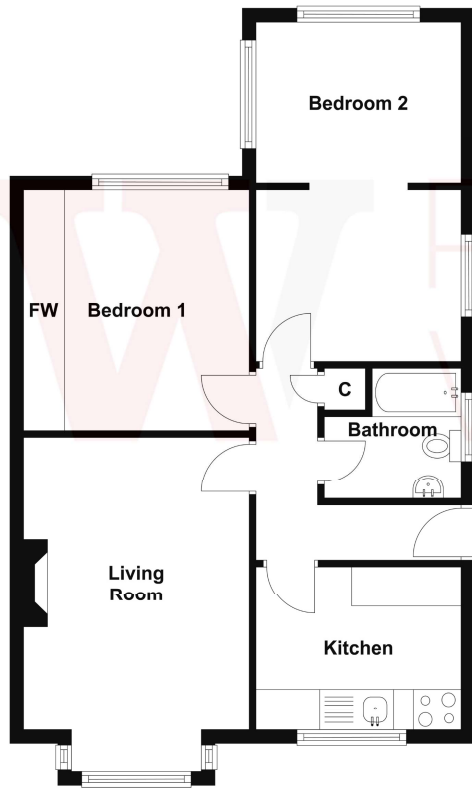
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The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If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

Garage



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(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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