



## 345 Bowling Hall Road, Bradford, West Yorkshire, BD4 7SX

**3 BEDROOMS:** Stone built THROUGH TERRACE, situated off Rooley Lane in this ever popular location. Ideal for commute into Bradford and within minutes to M606/M62. Walking distance to Bowling Park and Bradford Academy. Would make an ideal buy for owner occupier or investor landlord.

The accommodation comprises: Lounge, Kitchen, 3 Bedrooms & Bathroom.

**Asking Price £90,000**

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**LOUNGE 15'2" x 12'7" Max (4.62m x 3.84m Max)**

**KITCHEN 10'9" x 9'4" (3.28m x 2.84m)**

Selection of basic kitchen units. Access to cellar.

**LANDING**

**BEDROOM 1 12'8" x 8' (3.86m x 2.44m)**

**BEDROOM 2 10'3" x 7'5" (3.12m x 2.26m)**

**DORMER BEDROOM 3 16'5" x 13'1" (5m x 4m)**

**BATHROOM** 3 piece white bathroom suite

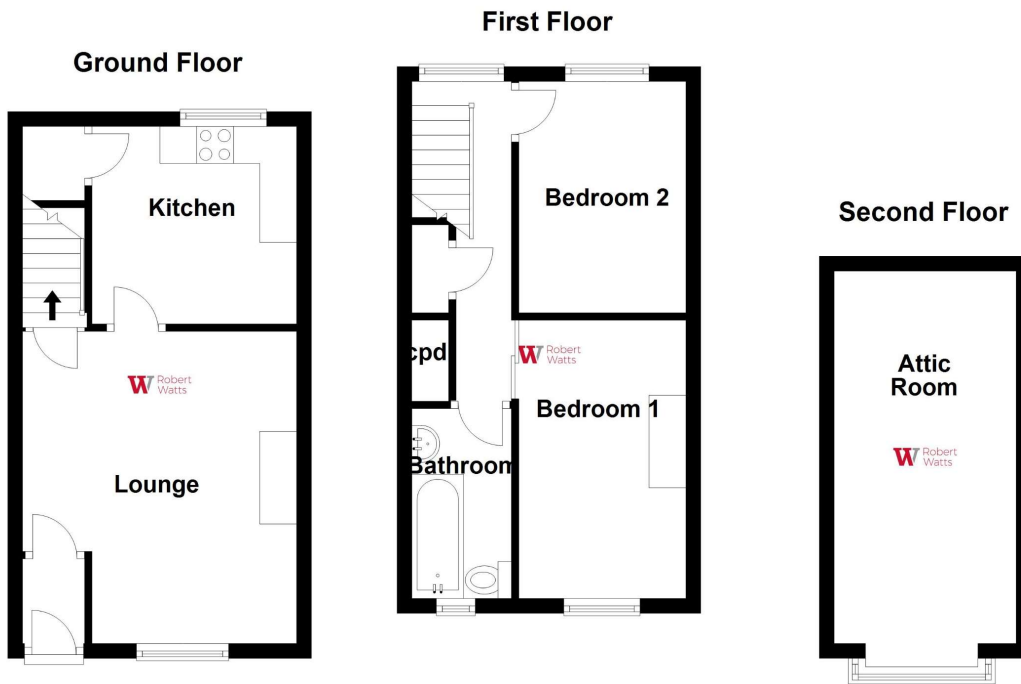
**OUTSIDE** Yard to the front and back

**TENURE** Freehold

**COUNCIL TAX** Band A

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.





Please note this floor plan is not to scale and should not be relied on as a basis to purchase this property.  
Plan produced using PlanUp.

**345 Bowling Hall Road**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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