



28 Laverton Road, East Bowling, Bradford, BD4 7RD

NO CHAIN: IDEAL FOR EXTENSION: Well presented Semi Detached, offering vast potential for extension to side elevation (subject to relevant planning permission). The property provides 2 Bedrooms with LARGER THAN AVERAGE REAR GARDEN. Further features include Central Heating & Double Glazing. NOT TO BE MISSED.

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

Asking Price £130,000

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ENTRANCE PORCH Upvc

LOUNGE 13' x 10' (3.96m x 3.05m)

Attractive fireplace with marble inset and built in electric fire

KITCHEN 10' x 11' (3.05m x 3.35m)

Well equipped kitchen with a range of wall and base units, worktops and sink unit, built in oven and extractor fan.

BEDROOM 1 14' x 10' max (4.27m x 3.05m max)

BEDROOM 2 9'10" x 8' (3m x 2.44m)

SHOWER ROOM Recently installed modern "walk in" shower enclosure, heated towel rail

EXTERIOR Garden to front and driveway to side

DIRECTIONS From Birkenshaw proceed out along Bradford Road and at the traffic lights turn left onto Tong Street. Continue along Tong Street onto Wakefield Road and at the traffic lights turn left onto Lister Avenue and immediate first right onto Busfield Street. Travel to the end and turn right onto Bromford Road where the property can be seen on the left hand side.

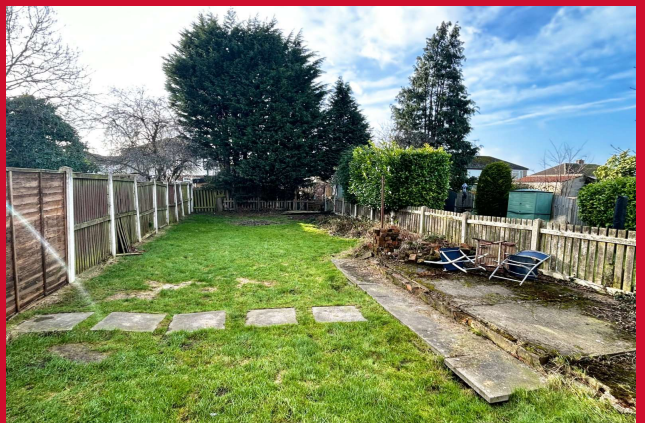
TENURE Freehold

COUNCIL TAX Bradford Council - Band B

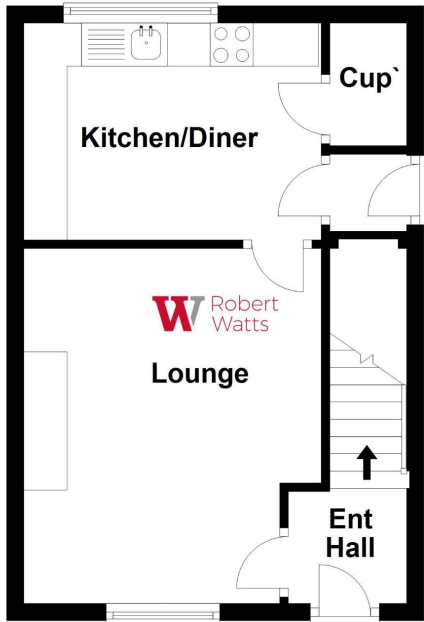
MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up repayments on your mortgage.

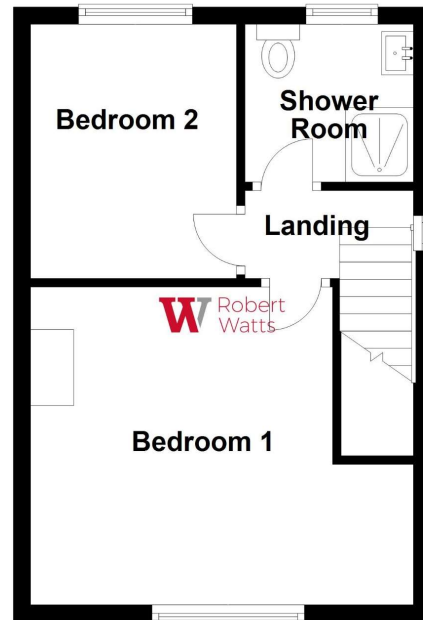
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



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.

28 Laverton Road

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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