






## 142 Bowling Hall Road, Bradford, West Yorkshire, BD4 7SU

SWIFT MOVE SALE -QUICKER COMPLETION: Ask for more information.

Well presented INNER THROUGH TERRACE, which would make a perfect home for first time buyers. Provides 2 BEDROOMS + ATTIC and is located close to Asda and other shops and walking distance to Bowling Park.

Asking Price £100,000

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arla | propertymark naea | propertymark

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**SWIFT MOVE LEGAL PACK** The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

**ENTRANCE HALL** Entrance Hall

**LOUNGE 12' (3.66) x 11'11" (3.63) including Chimney Breast**

Attractive feature fireplace with built in gas fire

**BASEMENT CELLAR 13' x 11' (3.96m x 3.35m)**

Basement cellar with potential to convert into living room

**KITCHEN 12' x 11' (3.66m x 3.35m)**

Well equipped kitchen with a range of wall and base units, built in oven, hob and extractor fan

**BEDROOM 1 13'11" x 10' max (4.24m x 3.05m max)**

**BEDROOM 2 9' x 8' (2.74m x 2.44m)**

**ATTIC 18' x 12' max (5.49m x 3.66m max)**

Not classed as a bedroom, but "attic" rom. Velux roof light to both sides

**BATHROOM** Three piece white bathroom suite

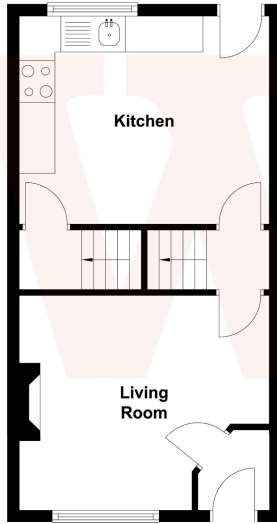
**EXTERIOR** Flagged yard and parking at the back

**PLEASE NOTE** There is no central heating.

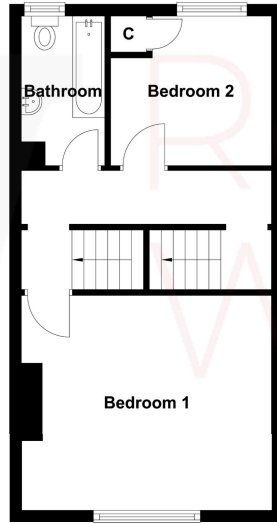
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



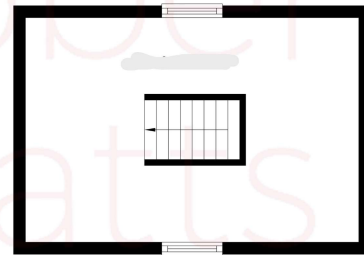
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>23</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	