



239 Bowling Hall Road, Bradford, West Yorkshire, BD4 7TJ

NO CHAIN: Well presented SEMI DETACHED occupying an elevated plot position and is situated in this ever popular location overlooking Bowling Park. The house provides 3 BEDROOMS and offers potential and scope for further extension and dormer conversion, like other similar houses have done (subject to planning permission).

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

Asking Price £175,000

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HALLWAY

LOUNGE 15' (4.57) x 12' (3.66) into chimney breast

Access to the dining room

DINING ROOM 9' x 8' (2.74m x 2.44m)

Upvc French Doors leading to the conservatory

CONSERVATORY White Upvc, overlooking the garden.

KITCHEN 9' x 7' (2.74m x 2.13m)

Well equipped kitchen with a range of base and wall units, worktops and sink unit. Built in oven and hob.

LANDING Built in cupboard

BEDROOM 1 14' (4.27) x 8' (2.44) + wardrobes

Overlooking the park

BEDROOM 2 10'11" x 10'10" (3.33m x 3.3m)

BEDROOM 3 8' x 7' (2.44m x 2.13m)

Good sized bedroom 3

BATHROOM 3 piece bathroom suite with a separate shower cubicle.

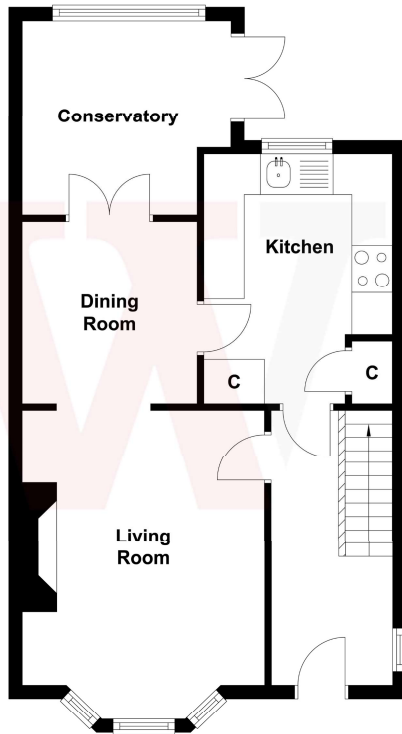
OUTSIDE Occupying a elevated position with a garden to the front. Lovely good sized garden to the rear.

PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

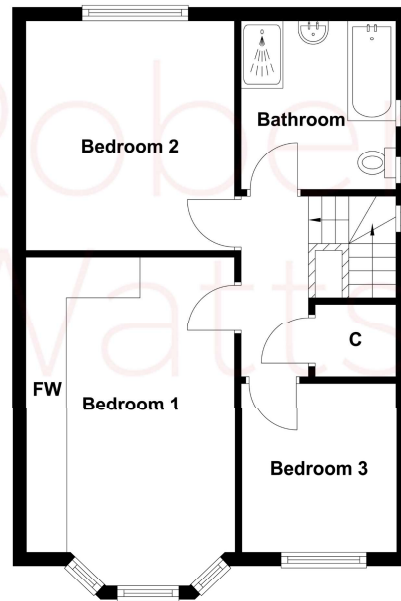
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		