




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

3 BEDROOMS

Super opportunity to buy this lovely DETACHED BUNGALOW that occupies great PLOT POSITION. The house provides 3 BEDROOMS and offers great POTENTIAL FOR EXTENSIONS (subject to the relevant planning permission). Situated in this ever popular area, close to Bowling Park and Bowling Academy. NOT TO BE MISSED.

Asking Price £225,000

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**ENTRANCE PORCH** Vestibule.

**HALLWAY** Access to boarded loft.

**LOUNGE** 13' (3.96) into square bay window x 10' (3.05) + chimney breast

**DINING ROOM** 11' x 10' (3.35m x 3.05m)

Dining room, but could also be used as another bedroom.

**KITCHEN** 11' x 8' (3.35m x 2.44m)

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

**REAR PORCH**

**BEDROOM 1** 13' (3.96) x 9' (2.74) into square bay window

**BEDROOM 2** 10' x 8' (3.05m x 2.44m)

**BEDROOM 3** 9' x 7' (2.74m x 2.13m)

Access to;-

**CONSERVATORY**

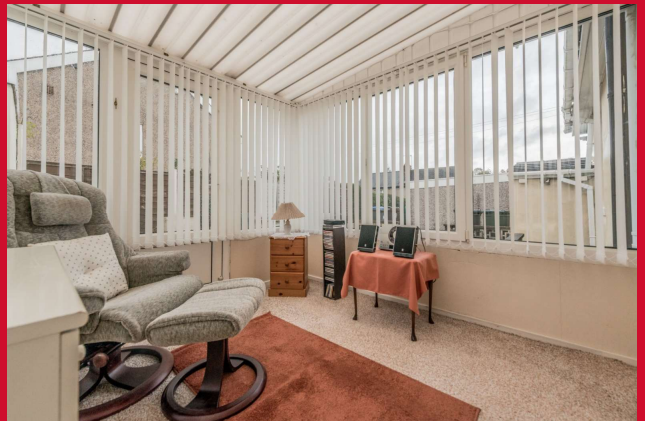
**SHOWER ROOM/W.C.** Corner shower cubicle. Built in sink and W.C.

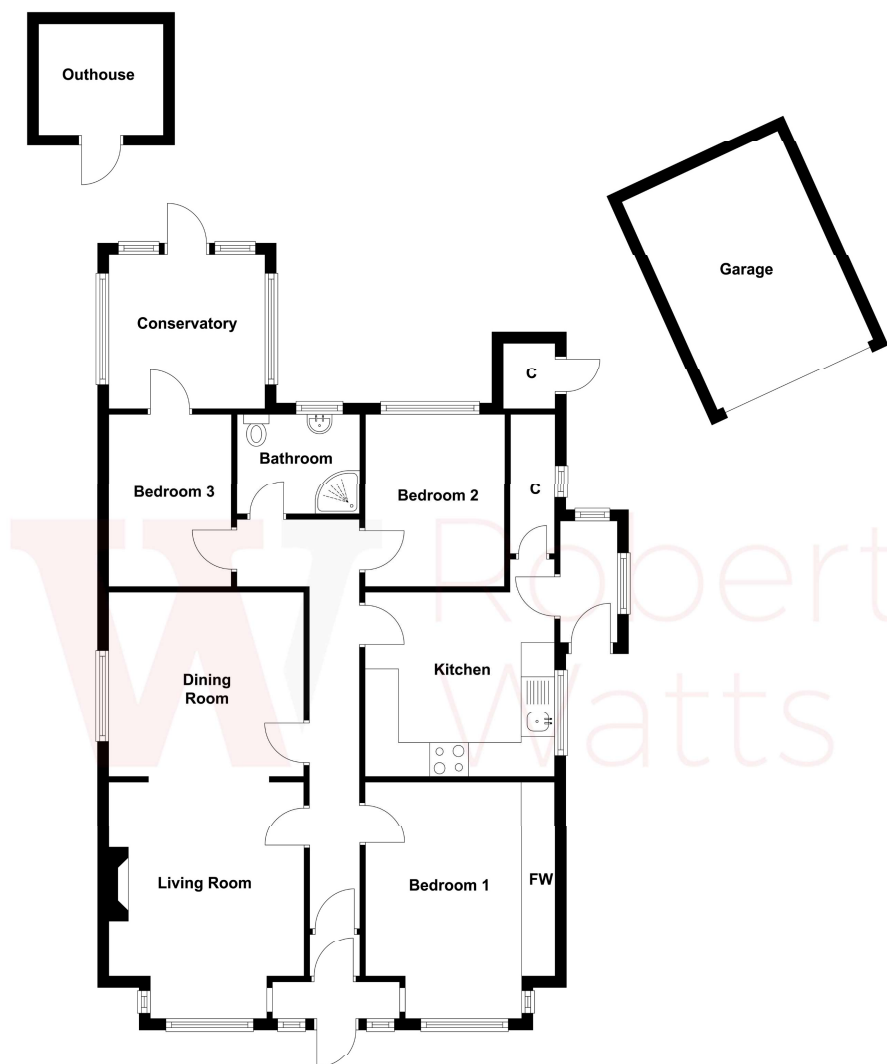
**OUTSIDE** Occupies a good plot size and offers great scope and potential for possible extensions (subject to planning permission). Low maintenance gardens, along with driveway and garage.

**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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		