



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

Well presented Extended Semi Detached that occupies an elevated plot position and is situated in this ever popular location overlooking Bowling Park. The 3 Bedroomed home has been extended at the back, but 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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ENTRANCE HALL Hallway

LOUNGE 13' x 11'10" max (3.96m x 3.6m max)

DINING ROOM 13' x 12' max (3.96m x 3.66m max)

Extended dining room

KITCHEN 12' x 15'10" max (3.66m x 4.83m max)

Extended kitchen with a range of wall and base units, worktops and sink unit, walk in pantry

BEDROOM 1 13' x 9'10" max (3.96m x 3m max)

Fitted wardrobes and featured window seating

BEDROOM 2 9' x 9' (2.74m x 2.74m)

Built in wardrobes

BEDROOM 3 6'11" x 6'11" (2.1m x 2.1m)

BATHROOM White bathroom suite, electric shower over bath, part tiled walls

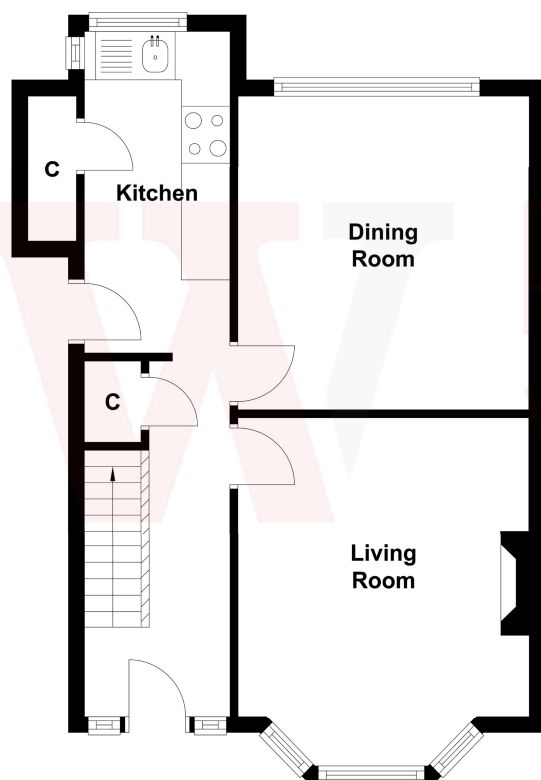
EXTERIOR Occupies an elevated plot position with garden to the front. At the back is a lovely garden, offering enough scope for further extensions (subject to planning).

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.

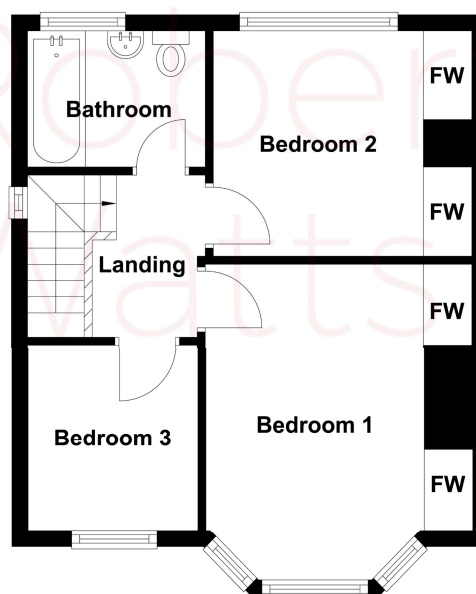
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		
55-68	D	66 D	81 B
39-54	E		
21-38	F		
1-20	G		