



## **53 Busfield Street, East Bowling, Bradford, West Yorkshire, BD4 7QY**

POTENTIAL FOR EXTENSIONS.

Do not miss out on this well presented, larger than average Semi Detached. Occupies a good sized plot, with potential to extend to both the side and back (subject to planning permission). Ideal for the growing families, with 3 Bedrooms and ground floor showerroom/wc. Available with NO CHAIN.

**Asking Price £190,000**

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## HALLWAY

**LOUNGE/DINER 18' x 12' (5.49m x 3.66m)**

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

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

**SIDE ENTRANCE HALL**

**DOWNSTAIRS SHOWER ROOM/ WC**

**LANDING**

**BEDROOM 1 11' x 8' Max (3.35m x 2.44m Max)**

Fitted wardobes

**BEDROOM 2 12' x 8' (3.66m x 2.44m)**

**BEDROOM 3 8' x 6'10" (2.44m x 2.08m)**

Built in wardrobe

**BATHROOM** White bathroom suite. Shower over the bath. Vanity sink unit. Seperate WC

**OUTSIDE** Occupies a super plot, that offers great potential for extensions to both the side and back (subject to the relevant planning permission). Garden to the front., with parking/driveway. At the back, large garden with double garage. Access was/is from Lister avenue, however at present it is blocked off. Can easily be put back.

**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		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		