



55 Busfield Street, East Bowling, Bradford, West Yorkshire, BD4 7QY

SUBSTANTIAL 7 BEDROOMED FAMILY HOME.

Impressive SEMI DETACHED that is over 2500 ft² and has been SIGNIFICANTLY EXTENDED in recent years to create a SUBSTANTIAL 7 BEDROOMED house. Accommodation is offered over 3 FLOORS, with 7 BEDROOMS, 3 BATHROOMS + 3 RECEPTION ROOMS. The property has been extended to both side, front and rear elevations, in addition to the 3 floor.

Would make an ideal buy for multi-generational families. To the outside, is ample parking, enclosed garden and a purpose built Garden Room. NOT TO BE MISSED.

Guide Price £475,000

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GROUND FLOOR

ENTRANCE PORCH

HALLWAY

LOUNGE 20' x 12' (6.1m x 3.66m)

Double doors to the kitchen

LIVING ROOM/2ND RECEPTION ROOM 16'10" x 12' (5.13m x 3.66m)

KITCHEN 26' x 12' (7.92m x 3.66m)

26 foot kitchen with well equipped range of units, central island/breakfast bar. Upvc French doors leading to the garden.

UTILITY ROOM 12' x 7' (3.66m x 2.13m)

Access to the back garden

INTERNAL HALLWAY 13' x 7' (3.96m x 2.13m)

Understairs storage cupboard

GROUND FLOOR BATHROOM 8' x 8' (2.44m x 2.44m)

White bathroom suite. Corner shower and Jacuzzi bath.

1ST FLOOR 20 foot landing

MASTER BEDROOM 12' x 12' (3.66m x 3.66m)

Fitted wardrobes

EN SUITE/WC

BEDROOM 2 16' (4.88) x 11' (3.35) + wardrobes

BEDROOM 3 12' x 9'10" (3.66m x 3m)

BEDROOM 4 15' (4.57) x 11'11" (3.63) + wardrobes

BEDROOM 5 12' x 8'11" (3.66m x 2.72m)

Fitted wardrobes

BATHROOM 8' x 6' (2.44m x 1.83m)

White bathroom suite, corner bath.

TOP FLOOR The top floor rooms can easily adapted for a dormer conversion (subject to planning).

BEDROOM 6 12' x 11' (3.66m x 3.35m)

Velux roof light

BEDROOM 7 11' x 6' (3.35m x 1.83m)

Velux roof light. Access to storage/eaves.

OUTSIDE Block paved driveway, providing ample parking. At the back is a good sized enclosed garden, with patio terrace.

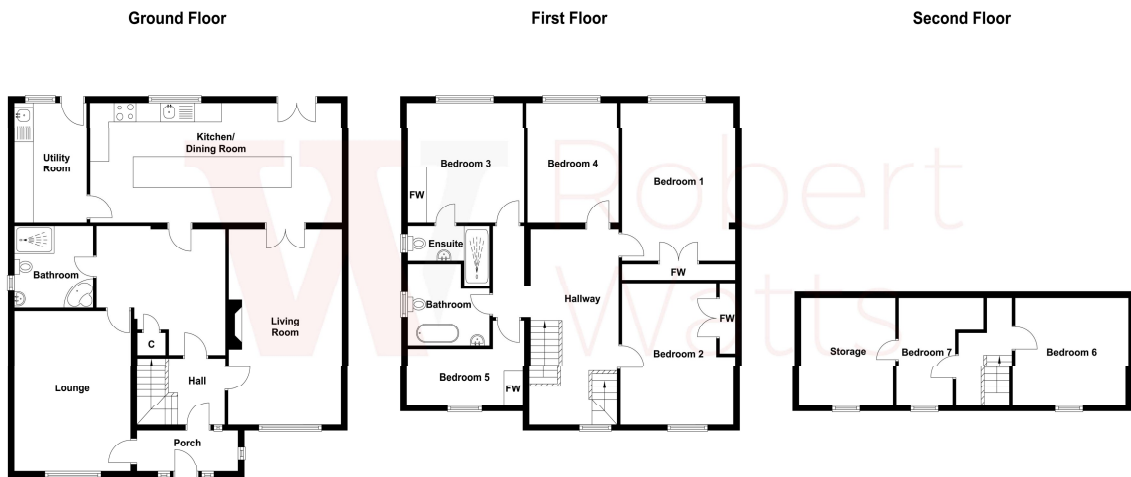
Outbuilding/Storage.

In addition is a super Garden Room/Family Room approx. 320 square feet, which is fully equipped with pitched roof and fitted with electricity and double-glazed windows. Ideal for potential annex or home working.

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	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

01274 689589
 birkenshaw@robertwatts.co.uk
robertwatts.co.uk
 Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

RWestateAgents
 @robertwatts_

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