



## 357 Bowling Hall Road, Bradford, West Yorkshire, BD4 7SX

GUIDE PRICE £150,000-£155,000.

**4 BEDROOMS:** Impressive INNER THROUGH TERRACE, which we feel would make an ideal buy for families. Provides 4 BEDROOMS and is really well presented throughout. Ideally located to all commuter routes and is within walking distance to both Bowling Park and Bradford Academy. NOT TO BE MISSED.

The accommodation comprises: Lounge, Kitchen, Cellar, 4 Bedrooms & Bathroom.

**Guide Price £150,000**



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## ENTRANCE VESTIBULE

### LOUNGE 14' (4.27) x 12' (3.66) into Chimney Breast

Feature fireplace.

**BASEMENT CELLAR** Storage cellar with access via kitchen. Offers vast potential to convert to create additional living space (subject to building regulations).

### KITCHEN DINER 14' x 12'4" (4.27m x 3.76m)

Lovely modern fitted kitchen with a good range of units. Built in oven and hob.

## LANDING

### BEDROOM 1 14' x 12' Max (4.27m x 3.66m Max)

Fitted wardrobes

### BEDROOM 2 9'8" x 8' (2.95m x 2.44m)

Fitted wardrobes

### TOP FLOOR BEDROOM 3 14' x 7'7" Max (4.27m x 2.3m Max)

Velux window. Under eaves storage and built in wardrobes

### TOP FLOOR BEDROOM 4 14' x 7' Max (4.27m x 2.13m Max)

Velux window. Under eaves storage and built in wardrobes

**BATHROOM** 3 piece bathroom suite. Heated towel rail

**OUTSIDE** Well maintained frontage and enclosed rear yard.

**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             |         | 73 C      |
| 55-68 | D             | 58 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |