



## 1112 Bolton Road, Bradford, BD2 4HS

DETACHED TRUE BUNGALOW – currently providing THREE BEDROOM accommodation, although one could be utilised as second reception room. Off road parking and gardens to the front and rear further add to the appeal here. Occupying a prominent plot on this ever popular road, handy for local amenities and for access to the City Centre. Clear potential here, especially if the land to the side can be legally acquired by new owners.

Contact Robert Watts to arrange YOUR viewing today.

**£210,000**

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**SPACIOUS ENTRANCE HALLWAY** Laminate flooring

**LOUNGE 13'8" (4.17) x 13'8" (4.17) max into splay bay**

**KITCHEN 11'5" x 9'4" (3.48m x 2.84m)**

Fitted kitchen incorporating range of wall and base units, worktops, 1 1/2 bowl sink unit, built in oven, hob and extractor, plumbed for auto washer, access to rear hall

**REAL HALL**

**BEDROOM ONE 14' (4.27) x 14'1" (4.3) max into splay bay**

**BEDROOM TWO 11'8" x 9' (3.56m x 2.74m)**

**BEDROOM THREE 8'8" x 8'3" (2.64m x 2.51m)**

**BATHROOM/WC** 3 piece white suite, tiled floor, tiled walls

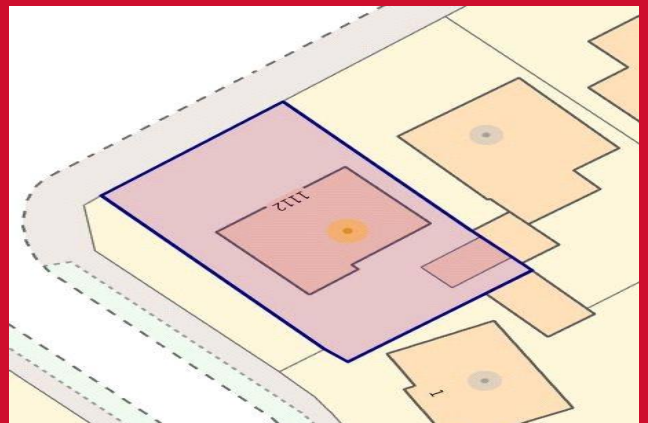
**NB LAND** The land (grassed area, corner of Derwent Road) currently within the curtilage of the property is not included on the title plan and is not owned.

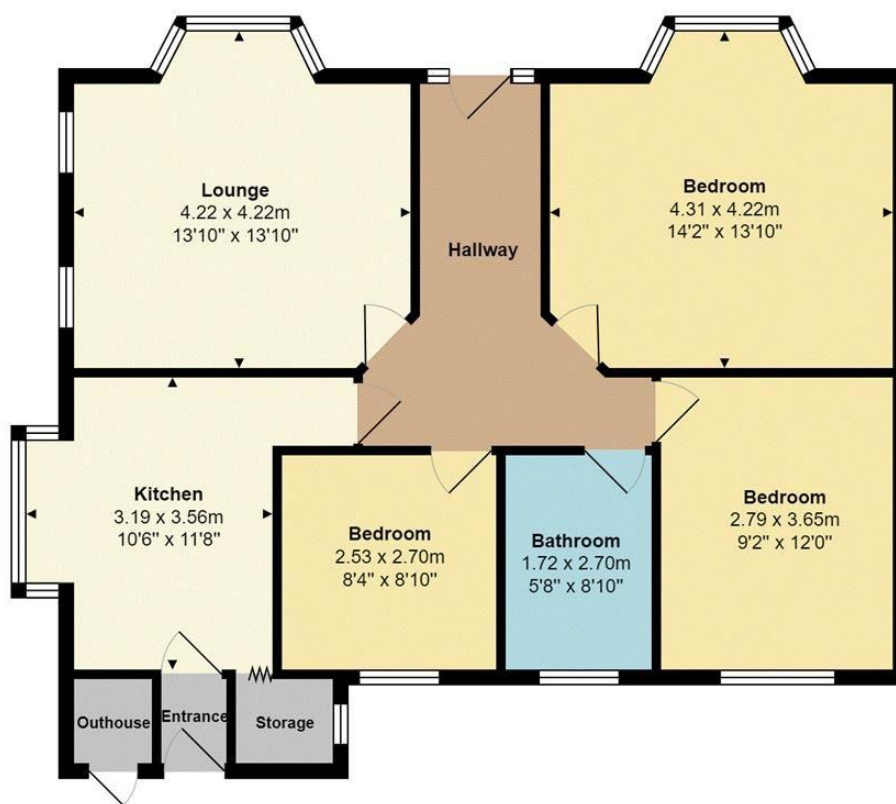
**OUTSIDE** Off road parking, gardens front and rear.

**DIRECTIONS** From our Highfield Road office proceed to Five Lane Ends roundabout, take the third exit onto Idle Road. At the traffic lights (Bolton Junction) turn right onto Bolton Road, towards the City Centre, the property will be found on the left just before Derwent Road)

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.







Approx. Total Area: 82.6 m<sup>2</sup> ... 890 ft<sup>2</sup>

Whilst every effort is taken to ensure accuracy of the floor plans, measurements are approximate and for illustration purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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