



## **1116 Bolton Road, Bradford, West Yorkshire, BD2 4HS**

Rest assured this AWARD WINNING, genuinely spacious detached residence will impress even the most discerning buyer. Here we have over 3,400 square feet of quality accommodation which includes FIVE BEDROOMS, THREE RECEPTION ROOMS and FOUR BATH / SHOWER ROOMS. Of likely appeal to growing family buyers seeking spacious accommodation with comparable outdoor space. A detailed inspection is essential to fully appreciate. Contact Robert Watts to arrange your viewing today.

**Offers in the region of £650,000**

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# 1116 Bolton Road, Bradford, West Yorkshire, BD2 4HS

**COUNCIL TAX** Band D

**ENTRANCE HALL** Impressive entrance hall, some 43ft in length, useful under stairs storage

**RECEPTION ROOM 1** 23'2" x 12'9" (7.06m x 3.89m)

**RECEPTION ROOM 2** 19'8" x 11'8" (6m x 3.56m)

**MULTI-PURPOSE ROOM** 14'5" x 13'4" (4.4m x 4.06m)

Access to wet room

**GROUND FLOOR WET ROOM** Tiled floor, part tiled walls

**BOILER ROOM**

**STORE ROOM** 10'7" x 9'8" (3.23m x 2.95m)

Could make study

**GARAGE** 22'1" (6.73) x 9'9" (2.97) both approx

**KITCHEN DINER** 23'1" x 13'5" (7.04m x 4.1m)

Ample wall and base units, work tops, sink unit

**LANDING** A spacious landing with built in storage / seating

**BEDROOM 1** 23'3" x 13'5" (7.09m x 4.1m)

**EN-SUITE**

**BEDROOM 2** 18'9" x 12'9" (5.72m x 3.89m)

**EN-SUITE**

**BEDROOM 3** 23'2" x 9'7" (7.06m x 2.92m)

Access to sunroom

**SUNROOM** 11'4" x 10'6" (3.45m x 3.2m)

Enjoying elevated views over rear garden

**BEDROOM 4** 17'6" x 11'7" (5.33m x 3.53m)

**BEDROOM 5** 13'4" x 10'7" (4.06m x 3.23m)

**BATHROOM** Four piece suite

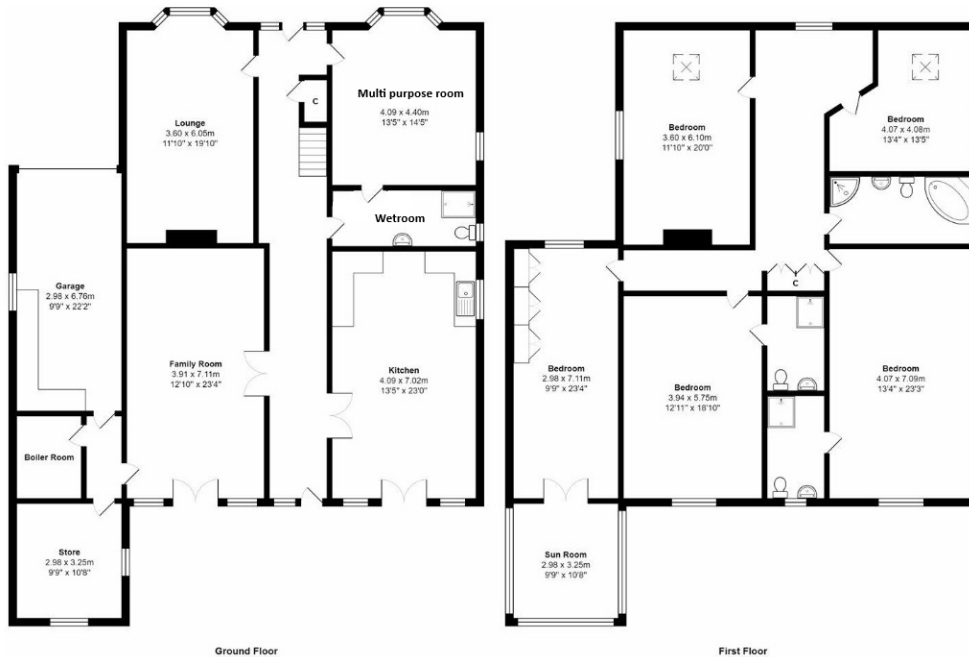
**OUTSIDE** Impressive split level garden to rear with ample patio

**BENEFITS** Hi-definition CCTV system, electric vehicle charging point, CAT5 ethernet wall outlets throughout

**PARKING** Garage with electric shutter, parking for multiple cars to front

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.





Total Area: 338.1 m<sup>2</sup> ... 3639 ft<sup>2</sup>  
All measurements are approximate and for general reference only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	85
(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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