



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.

£625,000

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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

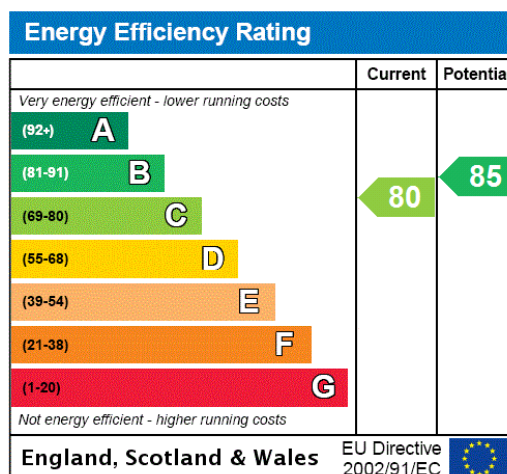
OUTSIDE Impressive split level garden to rear with ample patio

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.





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