



## 231 Bolton Hall Road, Wrose, Bradford, BD2 1QB

Substantial detached – Rest assured this triple fronted, stone faced property is a true paragon, occupying a commanding plot. Including the lower ground floor annexe the accommodation includes: six double bedrooms, four reception rooms and five bath / shower rooms. Examples of this calibre are exceptionally rare to the open market, a detailed viewing is essential to fully appreciate the quality and extent of the accommodation on offer here. The dual driveway, garage, balcony and enclosed rear garden further add to the appeal here. Contact Robert Watts to arrange YOUR VIEWING today.

**£650,000**

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# 231 Bolton Hall Road, Wrose, Bradford, BD2 1QB

## **COUNCIL TAX Bradford**

Band D

**TENURE** Freehold

## **ENTRANCE HALL**

**RECEPTION ROOM 13'2" x 13'1" plus bay (4.01m x 4m plus bay)**

**RECEPTION ROOM 21'7" x 12'5" (6.58m x 3.78m)**

Patio doors to balcony

**UTILITY ROOM** WC off

**KITCHEN DINER 21'7" (6.58) plus bay x 13'8" (4.17)**

Ample wall and base units, work tops, sink unit

## **LANDING**

**BEDROOM 1 15'1" x 12'4" (4.6m x 3.76m)**

**EN-SUITE BATHROOM** good size four piece suite

**BEDROOM 2 13'7" (4.14) x 10'9" (3.28) both max excluding wardrobes**

**BEDROOM 3 13'2" x 13'1" both max (4.01m x 4m both max)**

**EN-SUITE SHOWER ROOM** Shower cubicle, WC and wash basin fully tiled walls

**BEDROOM 4 14'8" x 7'9" (4.47m x 2.36m)**

**BATHROOM** Four piece suite, tiled walls and floor

**OUTSIDE** Dual drive, garage, enclosed rear garden

## **LOWER GROUND FLOOR ANNEXE**

**ENTRANCE HALL** Stairs lead up to kitchen diner in main house

**LIVING ROOM 13'1" x 12'3" (4m x 3.73m)**

**DINING ROOM 9'3" x 7'9" (2.82m x 2.36m)**

**KITCHEN 12'1" x 8'1" (3.68m x 2.46m)**

Selection of wall and base units, work tops, sink unit - door to rear garden

**BEDROOM 1 12'8" x 12'8" (3.86m x 3.86m)**

**EN-SUITE SHOWER ROOM** Shower cubicle, WC and washbasin

**BEDROOM 2 13'4" x 12'9" (4.06m x 3.89m)**

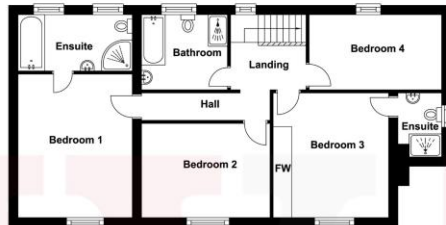
**BATHROOM** Three piece white suite

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.





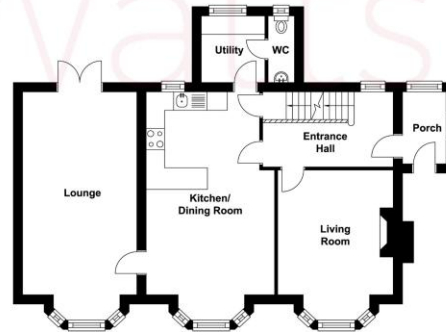
### First Floor



### Lower Ground Floor



### Ground Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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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