



292 Bolton Hall Road, Wrose, Bradford, BD2 1QB

NO CHAIN – Chalet style semi-detached of likely appeal to a variety of buyers. The versatile THREE BEDROOM accommodation is split over two floors and offers new owners an ideal opportunity to make their own mark. The block paved drive, garage and very pleasant split level rear garden further add to the appeal here. Forming part of this ever popular locality - handy for local amenities, including Low Ash Primary school and Hanson Academy. Contact Robert Watts to arrange YOUR viewing today.

£200,000

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BUYER INFORMATION 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.

COUNCIL TAX Bradford
Band C

TENURE Freehold

GROUND FLOOR

ENTRANCE HALL Previously utilised as dining area

LIVING ROOM 15'9" x 11'6" (4.8m x 3.5m)

KITCHEN 8'3" x 7'9" (2.51m x 2.36m)

Selection of wall and base units, work tops, sink unit, built in double oven, separate hob and extractor

BEDROOM 1 12' x 11'8" (3.66m x 3.56m)

Useful understairs store, access to small conservatory

SMALL CONSERVATORY 9'9" x 5'9" (2.97m x 1.75m)

BATHROOM Four piece suite comprising: bath, vanity wash basin, WC and shower cubicle - part tiled walls

FIRST FLOOR

BEDROOM 2 14' max x 8'1" (4.27m max x 2.46m)

Gable window , built in louvre door wardrobes

BEDROOM 3 10'1" x 8'8" (3.07m x 2.64m)

Velux window - useful store closet

OUTSIDE Very pleasant split level rear garden, block paved drive leading to garage (restricted access)

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: 92.4 m² ... 995 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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