



## 100 Bolton Hall Road, Bolton Woods, Bradford, BD2 1BJ

NO CHAIN – Two double bedroom rear terrace with a surprisingly large rear garden... The modern kitchen and bathroom further add to the appeal here. Forming part of this ever popular locality offering access to both SHIPLEY and BRADFORD. We feel this fine example will appeal to a variety of buyers and simply must be viewed to fully appreciate. Contact Robert Watts to arrange YOUR VIEWING today

**£110,000**

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## **ENTRANCE PORCH**

**LIVING ROOM 15'3" x 13'6" (4.65m x 4.11m)**

**KITCHEN 12'1" max x 5'5" (3.68m max x 1.65m)**

Modern wall and base units, work tops, sink unit, plumbed for washing machine - access to cellar

**CELLAR** With light

## **FIRST FLOOR LANDING**

**BEDROOM 1 15'2" x 12'8" (4.62m x 3.86m)**

With two windows

**BATHROOM** Four piece suite comprising corner bath, shower cubicle, wash basin and WC - decorative clad walls

## **SECOND FLOOR**

**DORMER BEDROOM 18'4" x 10'1" (5.6m x 3.07m)**

**OUTSIDE** Larger than average garden to rear multiple sheds / kennels are included

**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 A

**TENURE** Freehold

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: 74.5 m<sup>2</sup> ... 802 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		44 E
21-38	F	21 F	
1-20	G		