



1 Newill Close, West Bowling, Bradford, BD5 8QY

**** OFFERED WITH NO CHAIN ** SUPERB SEMI DETACHED ON A LARGE CORNER PLOT ** RENOVATED OVER RECENT YEARS **** Only upon internal inspection this stunning FAMILY SIZED property can be fully appreciated. Modern decoration and quality fixtures and fittings with BI-FOLDING DOORS leading to the rear gardens with the 20ft living space. LARGE DINING KITCHEN, THREE BEDROOMS and family bathroom. Externally, are pleasant, mature gardens to the front and rear with oversized DETACHED GARAGE. Benefitting further from GCH DG CCTV and alarm system PLUS owned SOLAR PANELS which generates a healthy income. Situated within this popular area of West Bowling which is ideal for many amenities, schools and walks through Bowling Park. BOOK YOUR VIEWING TODAY

Offers Over £199,950

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ENTRANCE HALLWAY Laminate flooring and open stairs to the first floor

LOUNGE/DINER 20'11" x 12' (6.38m x 3.66m)

Lovely size reception room with bespoke Media wall and Bi -folding doors leading to the rear gardens

DINING KITCHEN 14'10" x 8'6" (4.52m x 2.6m)

Modern fitted kitchen with an array of wall and base units, worktops with sink and drainer, integrated appliances to include double oven, microwave, induction hob and extractor. Fridge and freezer plumbing for washer

FIRST FLOOR

BEDROOM ONE 12'9" x 11' (3.89m x 3.35m)

Good size master bedroom with laminate flooring

BEDROOM TWO 12'9" max x 9'10" (3.89m max x 3m)

Laminate flooring and fitted bedroom furniture

BEDROOM THREE 9'6" x 7'1" (2.9m x 2.16m)

Built in single bed with matching desk and laminate flooring

BATHROOM

Three piece suite with shower over bath, vanity style sink unit and W.C

OUTSIDE

Sat on an enviable corner plot with vast amount of scope for extension (subject to the relevant permissions). Double gated driveway leading to a DETACHED overside garage and additional hard standing area. The front gardens have mature shrubs and greenhouse. To the rear are additional gardens and seating area.

NOTE

Please note 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.

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: 81.7 m² ... 880 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		