



4 Bowman Road, Off Halifax Road, Bradford, BD6 2JU

**** BEAUTIFUL PERIOD STYLE HOME ** LARGER THAN EXPECTED GARDENS TO REAR ** POTENTIAL FOR EXTENSION (subject to permissions). OFFERED WITH NO CHAIN **** Presenting a charming period semi-detached house, boasting 4 bedrooms, this property offers a truly inviting and spacious living environment. Situated in a sought-after location, it provides easy access to local amenities, schools and excellent transport links. Upon entering, you will be immediately struck by the warm and welcoming atmosphere, enhanced by the characterful features throughout. The ground floor comprises a well-proportioned living room, formal dining area plus everyday dining space, well equipped kitchen with ample storage space and cloakroom.

£335,000

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ENTRANCE

Impressive entrance with traditional features. Open stairs to the first floor, coat cupboard and storage all finished in original panelling. Picture rail plus stain glass feature windows

FORMAL DINING ROOM 12'2" x 12'3" (3.7m x 3.73m)

Large bay window, traditional coving and panel walls

SITTING ROOM 12'2" x 13'9" (3.7m x 4.2m)

Feature fireplace with gas fire. French doors leading to the rear garden

BREAKFAST ROOM 10'2" x 9'10" (3.1m x 3m)

Stripped, polished wood flooring. Access to utility area/W.C

CLOAKROOM

Plumbing for washer, W.C and power and light

KITCHEN 9'8" x 9'2" (2.95m x 2.8m)

Fitted kitchen with a range of all and base units. Worktops, sink and drainer. Plumbing for washer and dish washer

FIRST FLOOR

Landing area with galleried landing, feature stained glass window and storage

BEDROOM ONE 12'2" x 13'9" (3.7m x 4.2m)

Fitted wardrobes to alcoves and traditional fireplace. Enjoys views across the garden

BEDROOM TWO 12'2" x 12'3" (3.7m x 3.73m)

Fitted wardrobes to alcove

BEDROOM THREE 10'2" x 7'5" (3.1m x 2.26m)

ATTIC BEDROOM FOUR 10'7" x 12'2" (3.23m x 3.7m)

Great use of loft space with potential for more. Dormer window and additional under eave storage

BATHROOM

Something different with mixed coloured suite. Tiled walls with lovely stained glass window and storage. Separate shower room

OUTSIDE

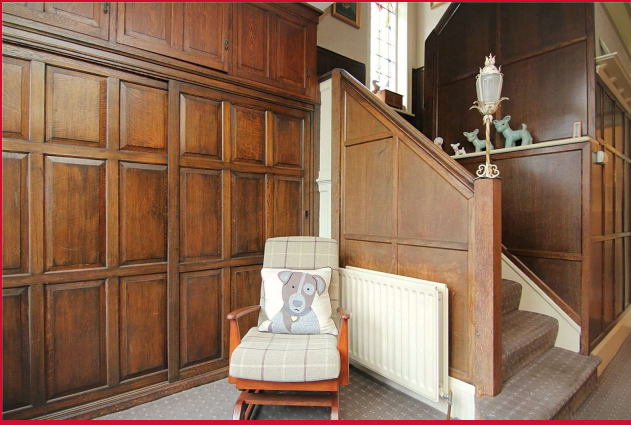
Majority paved area to the front with low maintenance garden. Driveway allowing parking for several cars leading to the garage. Huge gardens to the rear that are well stocked with mature shrubs, lawned area, paved seating area, garden shed and so much more!

FURTHER INFORMATION

Council Tax - Band D

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: 141.9 m² ... 1527 ft²
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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