



180 Parkside Road, West Bowling, Bradford, BD5 8PG

**** EXTENDED TO REAR ** TRADITIONAL INNER TERRACED ** FIVE BED SPACIOUS ACCOMMODATION THROUGHOUT **** Having undergone a full refurbishment over recent years this lovely BAY WINDOW through terraced property has brilliant family accommodation. Briefly comprising: Entrance hallway, lounge, sitting room, dining room and well equipped modern kitchen to the ground floor. Three bedrooms and four piece family bathroom to the first floor PLUS an additional two bedrooms and shower room to the second floor. All tastefully decorated throughout. Externally there are low maintenance gardens to the front, garden yard to the rear with outside wash facilities. Benefitting further from GCH, DG, outside electric point and pleasant views overlooking playing fields. Situated within this increasingly popular residential area of West Bowling, within walking distance for many amenities and ideal for commute. **BOOK YOUR VIEWING TODAY!**

£200,000

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ENTRANCE HALLWAY

Open stairs to first floor and laminate flooring leading through to the kitchen

LOUNGE 13'2" x 11'1" (4.01m x 3.38m)

Good size formal reception room, tastefully decorated with feature fireplace housing gas fire. Traditional coving and laminate flooring

SITTING ROOM 9'10" x 14'1" (3m x 4.3m)

Feature fireplace. Opening through to dining area

DINING AREA 9'9" x 8'10" (2.97m x 2.7m)

Within the extension with patio doors and Velux window

EXTENDED KITCHEN 20'3" max x 6'10" (6.17m max x 2.08m)

Modern kitchen with an array of wall and base units. Plenty of worktop space with tiled splashback, sink and drainer. Range style cooker and extractor hood. Plumbing for washer and dishwasher, space for American style fridge freezer and Velux window. Understair store cupboard

FIRST FLOOR

BEDROOM ONE 10'8" x 14' (3.25m x 4.27m)

Pleasant outlook over playing fields

BEDROOM TWO 13'6" x 10'8" (4.11m x 3.25m)

BEDROOM THREE 6'9" x 5'11" (2.06m x 1.8m)

Ideal home office or study room

BATHROOM

Lovely modern four piece family bathroom suite. Walk in oversized shower, corner bath with mixer tap, sink and W.C. Fully tiled

SECOND FLOOR

BEDROOM FOUR 10'9" x 12'7" (3.28m x 3.84m)

BEDROOM FIVE 11' x 11'6" (3.35m x 3.5m)

Pleasant outlook over playing fields

SHOWER ROOM

Shower cubicle, sink and W.C

OUTSIDE

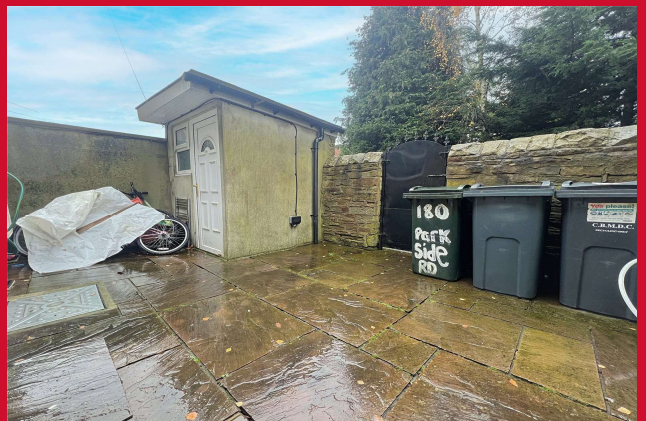
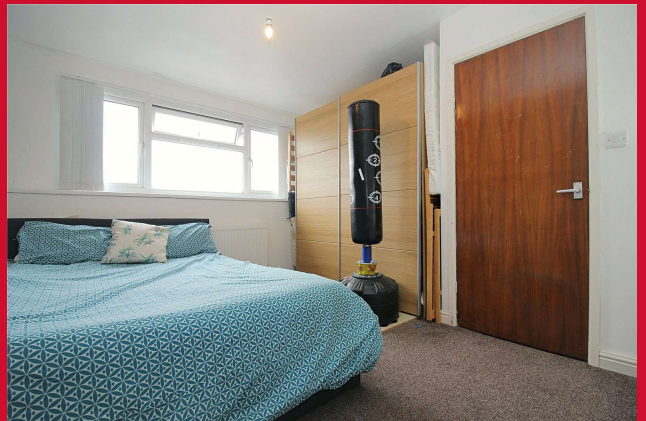
Paved garden to the front. Paved garden to the rear with permanent built outhouse utilised as outside wash facilities with shower, sink and W.C. Hot and cold water and external electric point

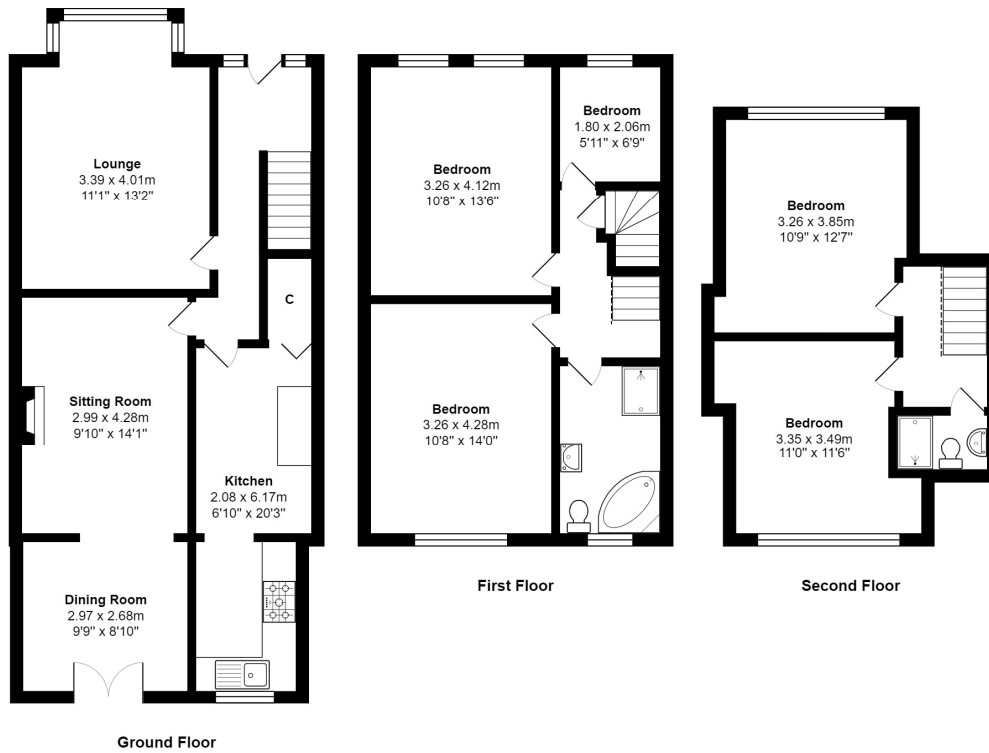
FURTHER INFORMATION

Council Tax - 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: 134.2 m² ... 1445 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	69	77
(55-68) D		
(39-54) E		
(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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