



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

**** STUNNING FAMILY HOME ** EXTENSIVE REFURBISHMENT OVER RECENT YEARS ** VIEWING IS STRONGLY ADVISED TO FULLY APPRECIATE **** Sat on an enviable plot within a cul de sac location is this lovely SEMI DETACHED property offering THREE BEDROOM accommodation being further enhanced with large well equipped dining kitchen, tastefully decorated lounge, utility room, MODERN SHOWER ROOM, GCH DG, off street parking and gardens to THREE SIDES. Located within this increasingly popular part of West Bowling where properties are continuing to sell well. Well placed for many local amenities, Bowling Hall Park, schools and commute.,

£160,000

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ENTRANCE HALLWAY

Stairs to first floor and useful understair cupboard

LOUNGE 15'10" x 11'10" (4.83m x 3.6m)

Tastefully decorated. Good size reception room with feature fireplace housing fire

DINING KITCHEN 14'8" x 8'9" (4.47m x 2.67m)

Good size dining kitchen. Selection of wall and base units, worktops, sink and drainer. Oven, hob and extractor. Plumbing for washer and laminate flooring

FIRST FLOOR

BEDROOM ONE 12'8" x 11'1" (3.86m x 3.38m)

Sliding mirror door fitted wardrobes

BEDROOM TWO 10'9" x 9'9" (3.28m x 2.97m)

BEDROOM THREE 9'9" x 6'10" (2.97m x 2.08m)

SHOWER ROOM

Modern suite with oversize walk in shower, sink and W.C. Fully tiled

OUTSIDE

Gated driveway and lawned garden to the front. Good size lawned gardens to the side and pleasant garden to the rear with paved seating area

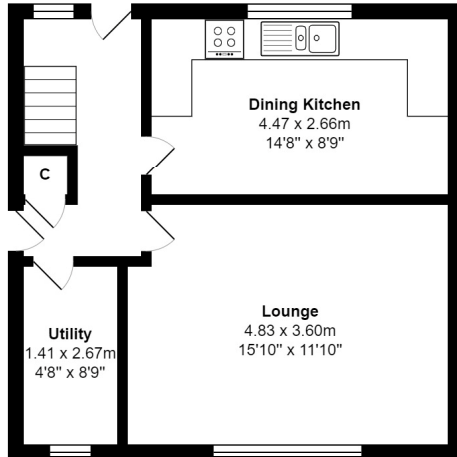
FURTHER INFORMATION

Council Tax - Band A

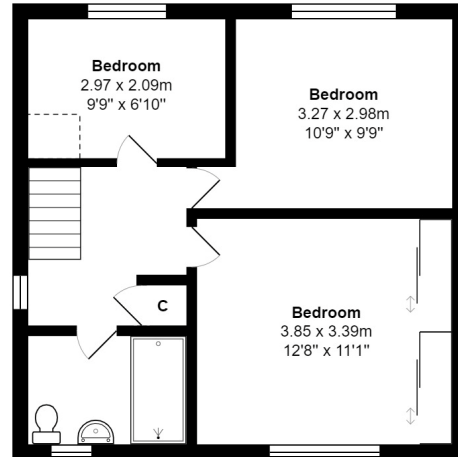
Tenure - Freehold

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.





Ground Floor



First Floor

Total Area: 82.2 m² ... 885 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		87
(69-80) C	74	
(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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