



193 Birch Lane, West Bowling, Bradford, BD5 8PN

**** VAST POTENTIAL ** GOOD SIZE FAMILY HOME **** Viewing is strongly advised for this popular style of SEMI DETACHED briefly comprising: Entrance Hallway, through lounge dining area and kitchen to the ground floor. THREE BEDROOMS and family bathroom to the first floor. Externally the property is sat on excellent grounds with large block paved off street parking to the front with double gated access, this leads to the side of the house opening to the rear gardens, having a large, paved seating area and lawn. Ideal for family entertaining. Benefitting further from GCH & DG and situated within this increasingly popular part of BD5, well placed for many amenities and commute.

£165,000

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ENTRANCE HALLWAY

Open stairs to first floor

THROUGH LOUNGE / DINING AREA 23'3" x 10'4" (7.09m x 3.15m)

Good size reception room with feature fireplace

KITCHEN 8'8" x 6'4" (2.64m x 1.93m)

Fitted kitchen with a selection of wall and base units. Worktops with sink and drainer. Splashback tiled walls, plumbing for washer and freestanding cooker

LANDING

BEDROOM ONE 10'5" x 12' (3.18m x 3.66m)

BEDROOM TWO 11' x 8'10" (3.35m x 2.7m)

BEDROOM THREE 7'5" x 6'11" (2.26m x 2.1m)

BATHROOM

Shaped, double ended bath with shower over, sink and W.C. Fully tiled walls

OUTSIDE

Large area of block paving which extends to the rear allowing plenty of off-road parking with double gated access. Paved seating area and large lawn to the rear, ideal for family entertainment

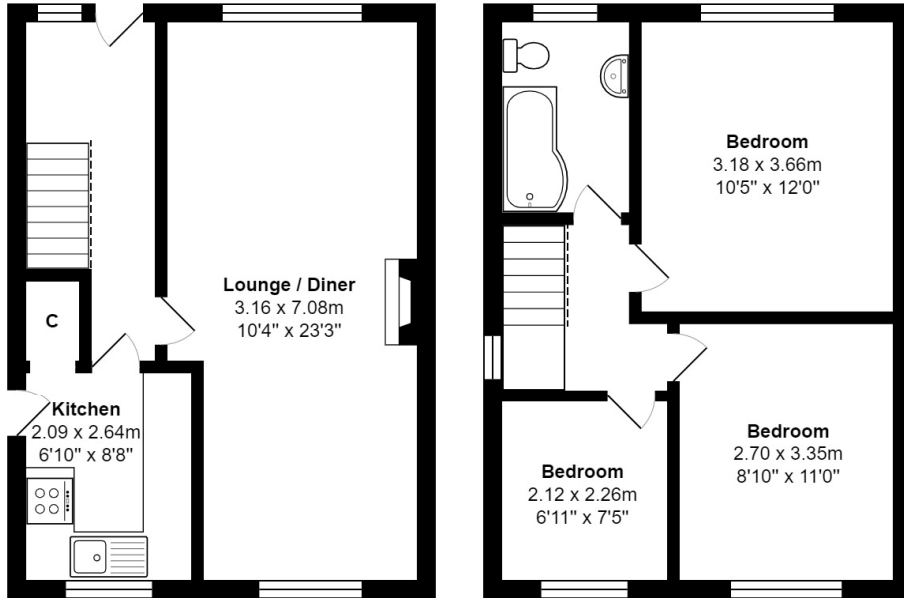
FURTHER INFORMATION

Council Tax - Band B

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: 70.1 m² ... 754 ft²

All measurements are approximate and for display purposes only

