



## 4 Lingcroft Green, West Bowling, Bradford, BD5 8QZ

**\*\* STUNNING THROUGHOUT \*\* THIS PROPERTY CAN ONLY BE APPRECIATED ON INTERNAL INSPECTION \*\*** Popular style of EXTENDED SEMI DETACHED which offers versatile accommodation throughout. Ideal for multi generational families with the side Annex which comprises of Lounge, double bedroom with modern en-suite. The main house is spacious throughout with entrance hallway, large dining kitchen, three bedrooms and family bathroom. Externally, are gardens to three sides, mainly laid to lawn with patios and cosy set back seating area. Well placed for many amenities West Bowling has to offer including walks through Bowling Park. **BOOK YOUR VIEWING TODAY**

**£240,000**

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### ENTRANCE HALLWAY

Laminate flooring and stairs leading to the first floor. Access to the lounge, sitting room/annex lounge and kitchen

### LOUNGE 14'9" x 12' (4.5m x 3.66m)

Tastefully decorated with feature fireplace with open fire

### DINING KITCHEN 20'11" x 8'7" (6.38m x 2.62m)

Fantastic space for family entertaining. Plenty of worktop space and room for under counter appliances, plumbing for washer and range cooker with extractor

### SITTING ROOM/ANNEX LOUNGE 11'10" x 9'8" (3.6m x 2.95m)

### BEDROOM 11'10" x 9'11" (3.6m x 3.02m)

Good size double room

### EN-SUITE

Modern suite with shower, vanity style sink and W.C

### FIRST FLOOR

Large landing area with loft access

### BEDROOM ONE 13'1" x 10'1" (4m x 3.07m)

### BEDROOM TWO 13'1" x 9'10" (4m x 3m)

### BEDROOM THREE 9'8" (2.95) x 7'2" (2.18) including stair head

### FAMILY BATHROOM

Three piece white suite with shaped bath and shower over, sink and W.C

### OUTSIDE

Sit on an enviable plot with lawned gardens to the front, seating areas to the side and additional gardens to the rear. Lovely space for families to enjoy

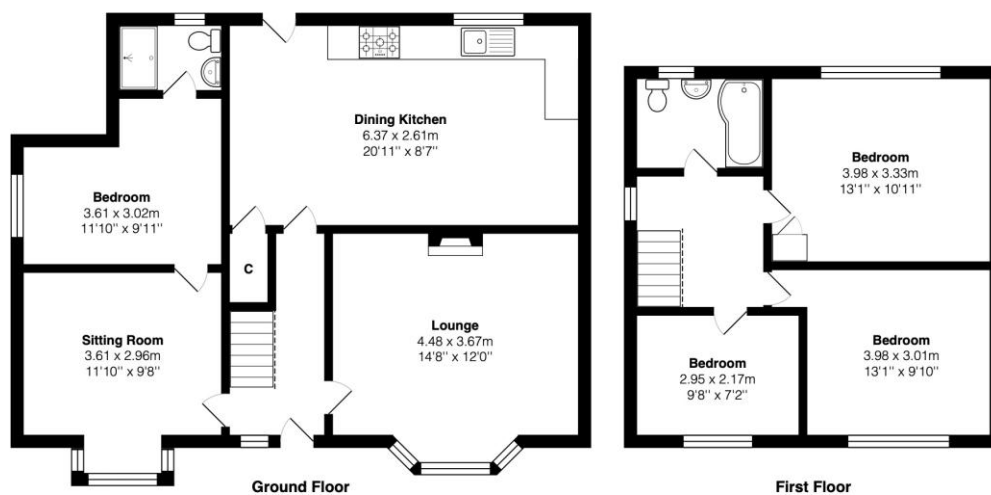
### BUYER DISCLAIMER

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: 115.5 m<sup>2</sup> ... 1244 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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