



218 Parkside Road, Bradford, BD5 8PG

** TRADITIONAL INNER THROUGH TERRACED ** POPULAR RESIDENTIAL LOCATION ** Having recently completed wall insulation work and ready for decoration is this spacious property which offers vast scope for further accommodation (subject to permissions). Briefly comprising: Lounge, dining kitchen, basement, two double bedrooms to the first floor with family bathroom and overall attic room. Externally there are pleasant gardens to the front and good side, rear yard area with gated access allowing off road parking. Well placed for many of the amenities West Bowling has to offer along with good commuter links to the city centre and walks through Bowling Park.

£150,000

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ENTRANCE VESTIBULE

LOUNGE 11'10" x 14'1" (3.6m x 4.3m)

Feature fireplace

DINING KITCHEN 14'1" x 12'2" (4.3m x 3.7m)

Selection of wall and base units, worktops with sink and drainer. Plumbing for washer and cooker point. Access to the basements

BASEMENT

Good size basement area with power and light. Traditional range cooker feature, sink and tap. Additional area that is currently closed. Many neighbouring properties have converted this area

FIRST FLOOR

Landing area with closed stairs to second floor

BEDROOM ONE 14'1" x 11'5" (4.3m x 3.48m)

BEDROOM TWO 10'6" x 9'3" (3.2m x 2.82m)

Large walk in under stair store with power and light

BATHROOM

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

ATTIC BEDROOM THREE 17'9" x 14'4" (5.4m x 4.37m)

Housing boiler. With Velux window

OUTSIDE

Gardens to the front, paved yard area to rear with raised border. Double gated access so the space could be utilised for off road parking

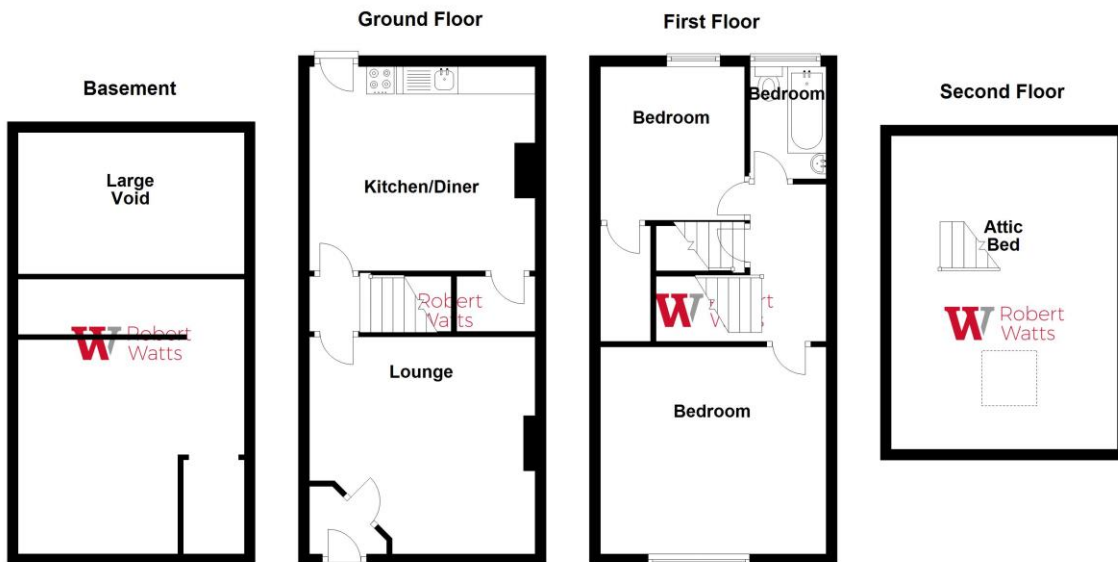
FURTHER INFORMATION

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.





Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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