



## 50 Avenue Road, West Bowling, Bradford, BD5 8DB

**\*\* VAST POTENTIAL \*\* FAMILY HOME \*\*** Viewing is strongly advised for this popular style of SEMI DETACHED briefly comprising: entrance hall, dining kitchen & lounge 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 towards the DETACHED GARAGE and paved rear garden. Benefitting further from GCH & DG and situated within this increasingly popular part of BD5, well placed for many amenities, schools, walks through Bowling Park and commute.

**£150,000**

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**ENTRANCE HALL** Stairs to first floor

**LOUNGE 12' x 11'3" (3.66m x 3.43m)**

Feature fireplace

**DINING KITCHEN 16' x 10' (4.88m x 3.05m)**

Good size family room with a selection of wall and base units. Worktops with splashback, sink and drainer. Oven hob and extractor, plumbing for washer and useful pantry area. Panelled ceilings

**FIRST FLOOR**

**BEDROOM ONE 11'5" max x 10' (3.48m max x 3.05m)**

Fitted wall to wall sliding door wardrobes

**BEDROOM TWO 10' x 8'11" (3.05m x 2.72m)**

Fitted wall to wall sliding door wardrobes

**BEDROOM THREE 7' x 5'11" (2.13m x 1.8m)**

**BATHROOM**

Three piece white suite with shower over bath and heated towel radiator

**OUTSIDE**

Sat on a good size plot with plenty of potential to extend (subject to permissions) paved area to the front, long driveway allowing parking for several cars leading to detached garage and paved gardens to the rear

**FURTHER INFORMATION**

Council Tax - Band B

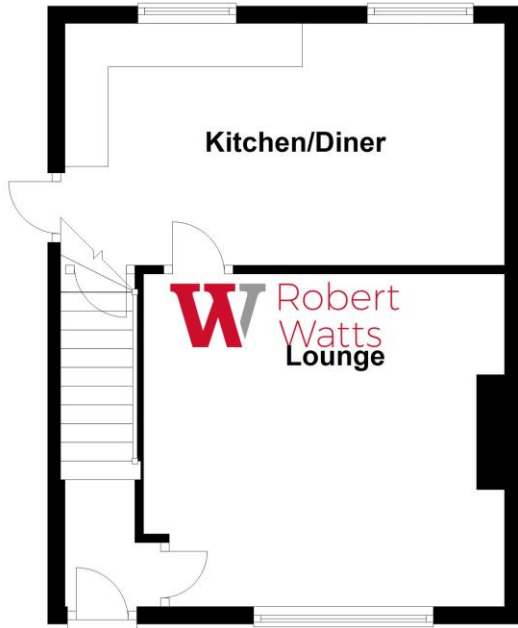
Tenure - Freehold

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.

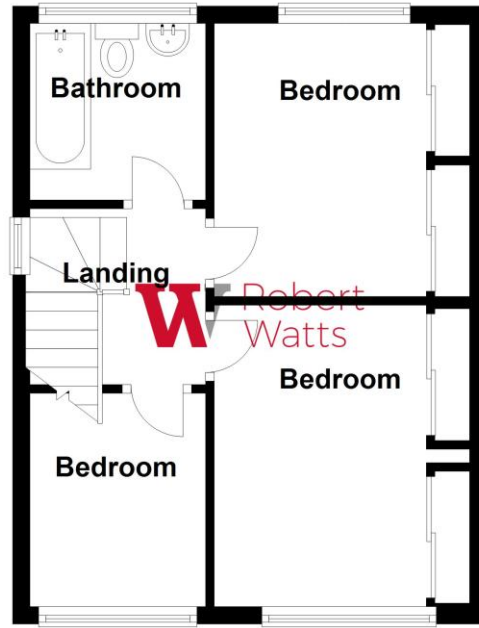




### Ground Floor



### First Floor



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+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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