



86 Bolingbroke Street, Marshfield, Bradford, BD5 9NR

GUIDE PRICE £160,000 to £170,000 *** POPULAR STYLE OF INNER TERRACED ** VERY WELL PRESENTED THROUGHOUT ** ACCOMMODATION OVER FOUR FLOORS ** FOUR BEDROOMS, TWO RECEPTION ROOMS, TWO BATHROOMS ** Viewing is strongly advised for this period through terraced property situated within this sought after part of Marshfields, BD5. The property briefly comprises: Entrance hallway, lounge and sitting room to the ground floor. Lower ground floor DINING KITCHEN plus an additional sitting room, both with external access. TWO FIRST FLOOR BEDROOMS and house bathroom with a further TWO DORMER ATTIC ROOMS one with ensuite facilities. Externally are gardens to the front with double gated access to the rear allowing off road parking.

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ENTRANCE HALLWAY

Laminate flooring

LOUNGE 13'2" x 14 (4.01m x 14)

Good size lounge with feature fireplace

SITTING ROOM 11'5" x 10'4" (3.48m x 3.15m)

Laminate flooring and feature fireplace. Access to the lower ground floor and door leading to garden

LOWER GROUND FLOOR

DINING KITCHEN 12'7" x 13'7" (3.84m x 4.14m)

Selection of wall and base units, worktops, sink and drainer. Oven, hob and extractor, plumbing for washer. External door

ADDITIONAL SITTING ROOM

Another good size room, ideal games room. External access

FIRST FLOOR

BEDROOM ONE 11'5" x 13'9" (3.48m x 4.2m)

Large double

BEDROOM TWO 10'3" x 8'9" (3.12m x 2.67m)

Another large double with walk in store cupboard

FAMILY BATHROOM

Modern three piece white suite with shower over bath and screen, sink and W.C

DORMER BEDROOM THREE 15'6" x 10'8" (4.72m x 3.25m)

DORMER BEDROOM FOUR 12'6" x 15'2" (3.8m x 4.62m)

En-suite

EN-SUITE

Modern suite with shower cubicle sink and W.C

OUTSIDE

Garden to front, yard area to rear with double gated access

FURTHER INFORMATION

Council Tax - Band A

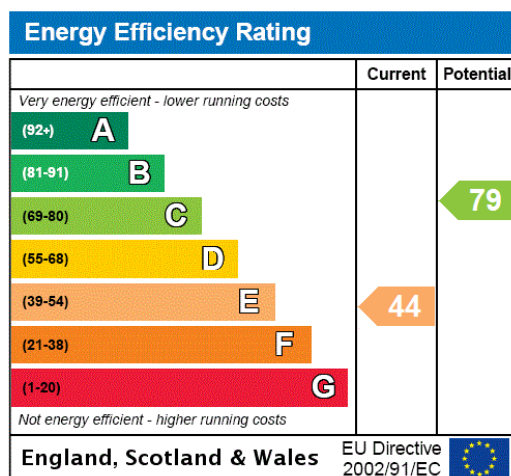
Tenure - Freehold

MORTGAGES

We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today. Your home may be repossessed if you do not keep up to repayments on your mortgage.

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.





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