



158 New Cross Street, West Bowling, Bradford, BD5 8BT

**** EXTENDED REAR BACK TO BACK ** FOUR DOUBLE BEDROOMS ** POPULAR RESIDENTIAL LOCATION**
**** Viewing is strongly advised for this great size family home which briefly comprises: Entrance hallway, lounge leading through to well equipped dining kitchen extension. Two first floor bedrooms and wet room with a further TWO DORMER bedrooms to the 2nd floor. Externally the yard area to rear has two permanent outbuildings with power and light. Well placed for many amenities within the West Bowling area including schools and walks through Bowling park PLUS great commuter links to the city centre.**

VIEWING IS STRICTLY BY APPOINTMENT ONLY

£150,000

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ENTRANCE

Side entrance into hall. Additional entrance to the kitchen

HALLWAY

Access through to lounge and useful store cellar

LOUNGE 13'3" x 13'9" (4.04m x 4.2m)

Good size reception with double doors. Access to kitchen extension

KITCHEN EXTENSION 11'10" x 11'5" (3.6m x 3.48m)

Modern, two tone fitted kitchen with a selection of wall and base units. Worktops, sink and drainer. Freestanding cooker with extractor and splash back tiled walls. Plumbing for washer and space for dryer

FIRST FLOOR

Landing area with stairs to the second floor and useful store cupboard

BEDROOM ONE 13'9" x 8'9" (4.2m x 2.67m)

BEDROOM TWO 11'11" x 8'7" (3.63m x 2.62m)

Overstair store cupboard

WET ROOM

Adapted for disabled use with sink, W.C and shower area

SECOND FLOOR

BEDROOM THREE 14'5" x 8'6" (4.4m x 2.6m)

BEDROOM FOUR 11'2" x 17' (3.4m x 5.18m)

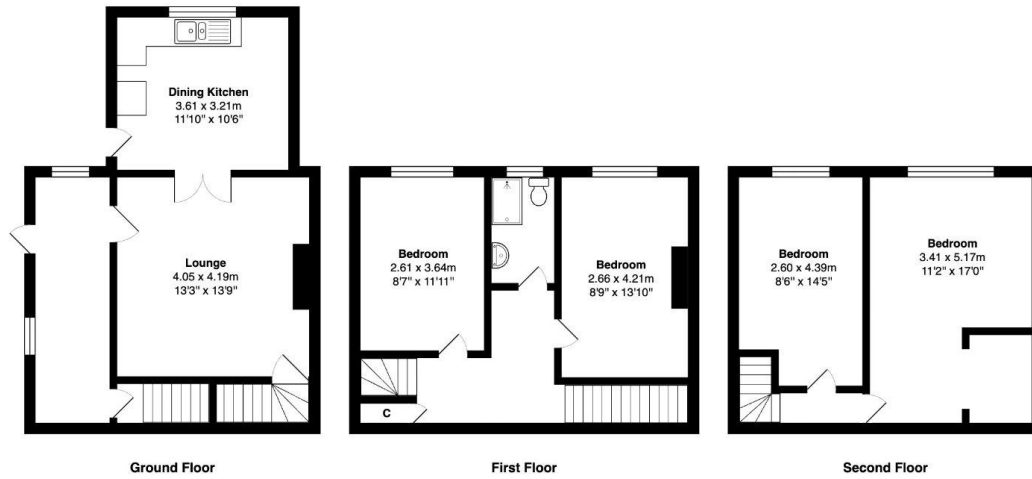
Large walk in dressing room

OUTSIDE

Good size yard area to the rear with permanent built stores with power and light

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: 109.6 m² ... 1180 ft²
 All measurements are approximate and for display purposes only

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