



## 64 Bolingbroke Street, Marshfields, Bradford, BD5 9NL

**\*\* SUPERB FAMILY HOME \*\* EXTENDED \*\* FIVE BEDS \*\* TWO BATHS \*\* THREE RECEPTIONS \*\* LARGE BASEMENT**

**\*\* Offered with NO CHAIN** is this fantastic larger than average property which benefits from spacious accommodation throughout! Briefly comprising: entrance hall, lounge, formal sitting room, dining area opening through to kitchen PLUS utility area and FOUR PIECE bathroom, occupying the ground floor. To the first floor the property keeps on giving with FIVE GOOD SIZE BEDROOMS and house shower room. Having GCH and DG there is a large basement area which has a multitude of uses, power and light. Externally, are pleasant gardens to front and rear with detached garage. Situated in the Marshfields area of Bradford which is ideal for many local amenities, shops, schools, transport links to city centre and Motorway Networks. **VIEWING STRONGLY ADVISED**

**£295,000**

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# 64 Bolingbroke Street, Marshfields, Bradford, BD5 9NL

## ENTRANCE HALL

Stairs leading to the first floor

## LOUNGE 14'7" x 17' (4.45m x 5.18m)

Bay window with feature fireplace

## FORMAL SITTING ROOM 23'7" x 11'11" (7.2m x 3.63m)

Lovely space with platform ceilings and windows to front and side elevations allowing plenty of natural light

## DINING AREA 17' x 8' (5.18m x 2.44m)

Opens through to the kitchen and inner hall

## KITCHEN 14'3" x 8'9" (4.34m x 2.67m)

Selection of wall and base units, worktops with sink and drainer. Freestanding range cooker and extractor, plumbing for dishwasher

## INNER HALL

Understair store cupboard

## UTILITY ROOM

Worktops, plumbing for washer and space for dryer

## BATHROOM

Large family bathroom, four piece with oversize shower cubicle, panelled bath, sink and W.C

## BASEMENT

External access only with power and light. A good space for many uses and could be utilised

## FIRST FLOOR

Landing area with loft access

## BEDROOM ONE 15'5" x 11'3" (4.7m x 3.43m)

Fitted sliding door wardrobes

## BEDROOM TWO 14'7" x 10'3" (4.45m x 3.12m)

Built in wardrobes to alcoves

## BEDROOM THREE 15'1" x 8'9" (4.6m x 2.67m)

Cupboard

## BEDROOM FOUR 15'1" x 13'2" (4.6m x 4.01m)

## BEDROOM FIVE 10'1" x 9' (3.07m x 2.74m)

## SHOWER ROOM

Corner cubicle with sink and W.C

## OUTSIDE

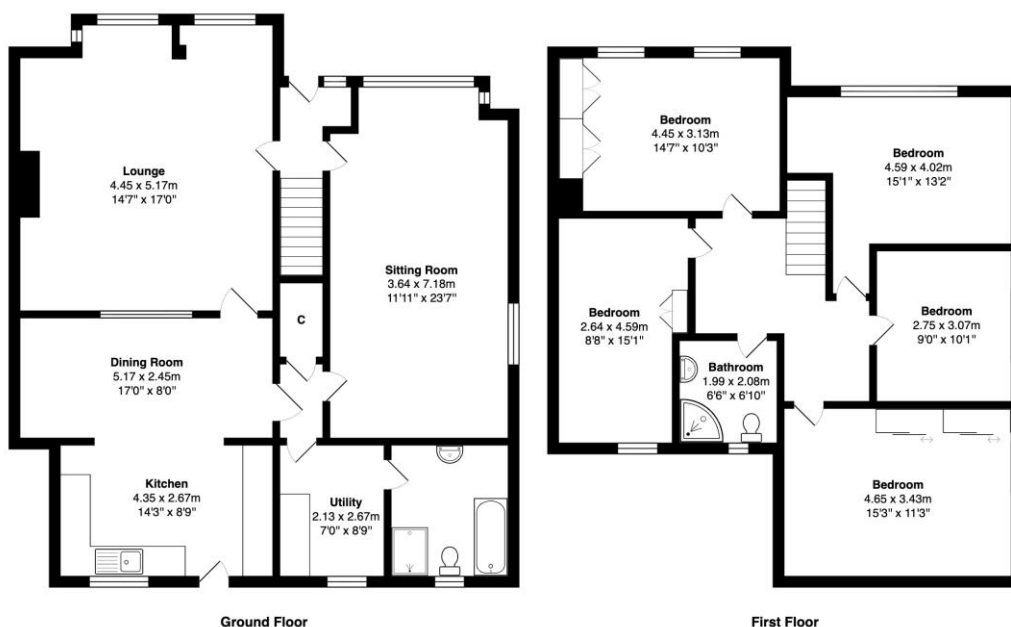
Paved garden area to the front with access to the basement. Enclosed gardens to the rear with DETACHED GARAGE

**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: 185.2 m<sup>2</sup> ... 1994 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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