



## 5 Delamere Street, West Bowling, Bradford, BD5 9NN

**\*\* VIEWING ADVISED \*\* POPULAR RESIDENTIAL AREA \*\*** Ideal for first time buyers and young families is this **INNER TOWN HOUSE** which offers good size accommodation throughout. Briefly comprising: lounge, modern dining kitchen with **UNDER FLOOR HEATING** and two basement rooms. **TWO DOUBLE BEDROOMS** to the first floor and family bathroom. Externally there are paved gardens to the front and off road parking to the rear. Marshfield is well placed for many local amenities, shops, commute to city centre and a short distance to the motorway network.

£130,000

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### ENTRANCE

Into Lounge

### LOUNGE 14' x 13'5" (4.27m x 4.1m)

Good size lounge with large bay window

### DINING KITCHEN 14' x 10'6" (4.27m x 3.2m)

Recently fitted kitchen with a selection of wall and base units, worktops, sink and drainer. Built in microwave, oven, gas hob and extractor. Plumbing for washer and access to the basement

### BASEMENT

#### ROOM ONE 14' x 7'4" (4.27m x 2.24m)

#### ROOM TWO 14' x 13'1" (4.27m x 4m)

### FIRST FLOOR

Landing area

#### BEDROOM ONE 14' x 10'10" (4.27m x 3.3m)

#### BEDROOM TWO 13'8" x 9'3" (4.17m x 2.82m)

Loft access

### BATHROOM

Three piece modern suite

### OUTSIDE

Paved garden to the front and off road parking to the rear

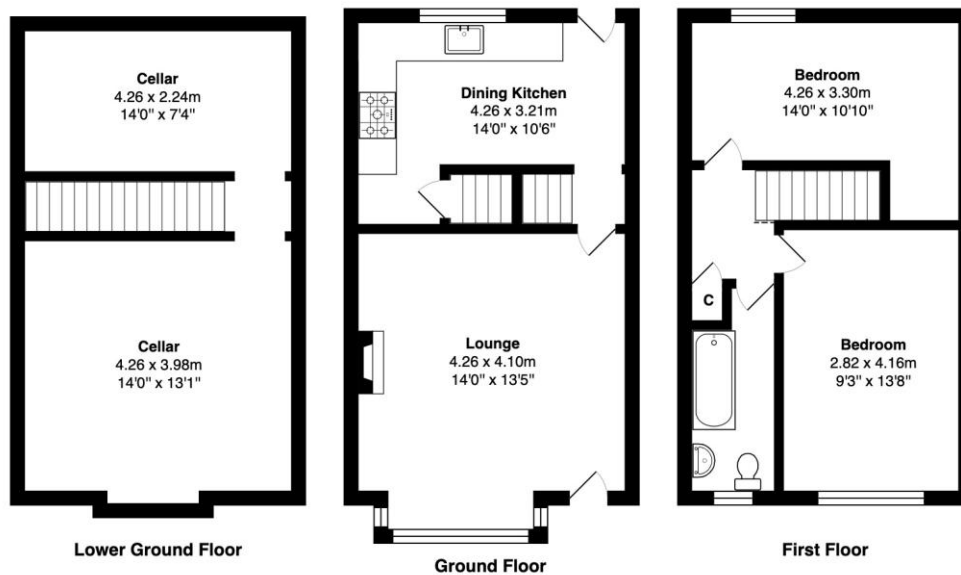
### BUYER DISCLAIMER

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: 96.6 m<sup>2</sup> ... 1040 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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