



27 Springmill Street, West Bowling, Bradford, BD5 7EE

**** GREAT OPPORTUNITY TO PURCHASE A LOVELY FAMILY HOME ** STONE BUILT INNER THROUGH TERRACED ****

Well presented throughout and a credit to the current owners is this spacious property briefly comprising: lounge, well equipped dining kitchen with access to the large basement area which has been utilized as an additional sitting area/utility and kitchen space. TWO double bedrooms and modern house bathroom to the first floor with TWO DOUBLE ATTIC BEDROOMS. Benefitting further from GCH, Maj DG, gardens space to front and rear with an additional outbuilding which has been utilized as a wet room. Much building work and re-development has happened within the Springmill Street area as there are many amenities on offer, close to city centre and well placed for commute.

VIEWING IS STRONGLY ADVISED

£150,000

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LOUNGE 13'4" x 12'7" (4.06m x 3.84m)

Feature fireplace housing gas fire

DINING KITCHEN 12'7" (3.84) x 13'1" (4) plus recess area

Well equipped kitchen with an array of wall and base units, worktops with sink and drainer. Oven and 5 ring gas hob with extractor. Plumbing for washer/dishwasher, access to the basement and to the rear of the property

BASEMENT ROOM A great addition which is utilised as an additional sitting room with a selection of wall and base units, plumbing for washer, space for dryer, sink and drainer. External access to the rear gardens

FIRST FLOOR

BEDROOM ONE 13'4" x 12'7" (4.06m x 3.84m)

Good size double bedroom with laminate flooring

BEDROOM TWO 10'11" x 8' (3.33m x 2.44m)

Built in cupboard

BATHROOM Modern suite with double ended bath, sink and W.C

SECOND FLOOR

BEDROOM THREE 16'3" x 12'7" (4.95m x 3.84m)

Laminate flooring

BEDROOM FOUR 11'1" x 10'10" (3.38m x 3.3m)

Laminate flooring

OUTSIDE

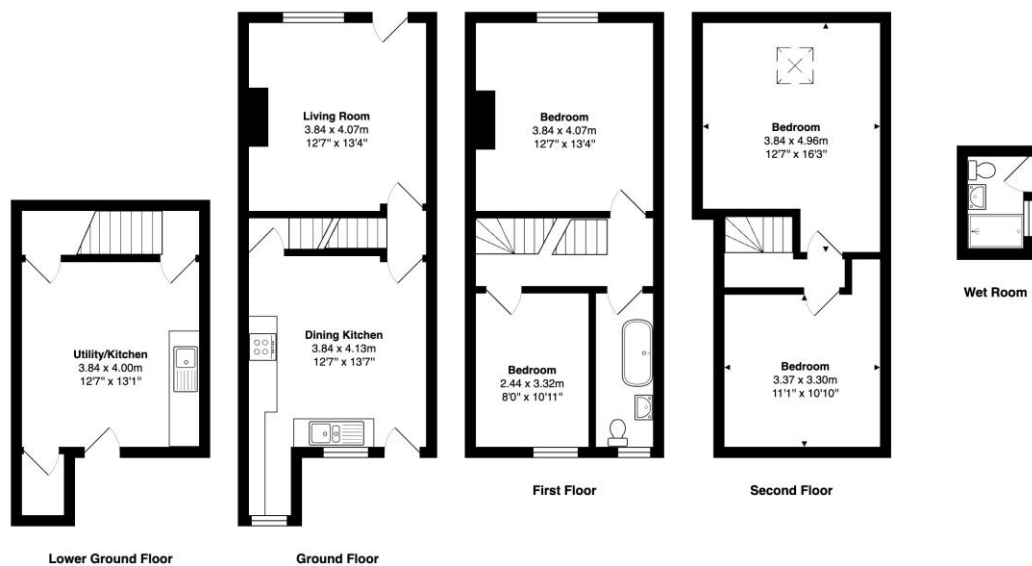
Garden yard to the front. Additional good size yard to the rear with outbuilding which has been utilised as a wet room

DISCLAIMER

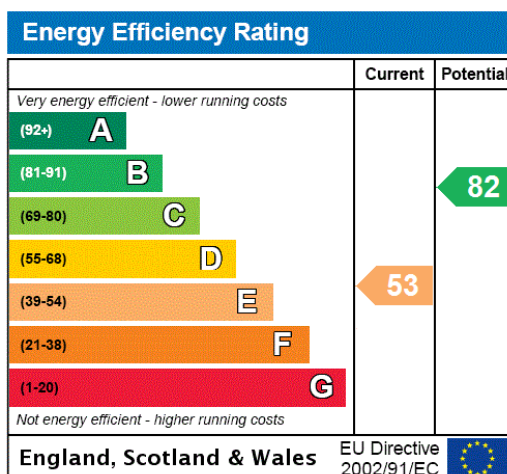
N.B We advise all interested parties to clarify the position regarding building regulations and any relevant planning permissions with their legal representative prior to proceeding.

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: 128.1 m² ... 1378 ft²
All measurements are approximate and for display purposes only



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