



17 Tristram Avenue, West Bowling, Bradford, BD5 8QT

**** LOVELY 'TUCKED AWAY' LOCATION ** POPULAR STYLE OF SEMI DETACHED ** VIEWING IS STRONGLY ADVISED ****

Well presented throughout with spacious accommodation and briefly comprising: Entrance hallway which open to a useful study area, lounge and dining kitchen, THREE GOOD SIZE BEDROOMS and modern family shower room. Externally are pleasant gardens to the front and rear with parking facilities close by. Ideal for many amenities West Bowling has to offer, walks through Bowling Park and commute to the city centre. Priced to encourage an early sale.

Offers Over £150,000

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ENTRANCE HALLWAY

Good size entrance hallway with tiled flooring and open stairs to the first floor. Side door and opening through to the study area which has a window to the rear elevation and tiled flooring

LOUNGE 14'8" x 12'1" (4.47m x 3.68m)

Tastefully decorated with laminate flooring and ceiling spotlights to alcove

DINING KITCHEN 14'8" x 8'7" (4.47m x 2.62m)

Selection of wall and base units, worktops with sink and drainer, splashback tiled walls. Oven hob and extractor, plumbing for washer and integrated fridge and freezer.

FIRST FLOOR

Landing area with loft access

BEDROOM ONE 13' x 10'9" (3.96m x 3.28m)

BEDROOM TWO 13' max x 9'11" (3.96m max x 3.02m)

Wardrobes and store cupboard

BEDROOM THREE 9'9" (2.97) x 7'2" (2.18) including stairhead

Good size third bedroom

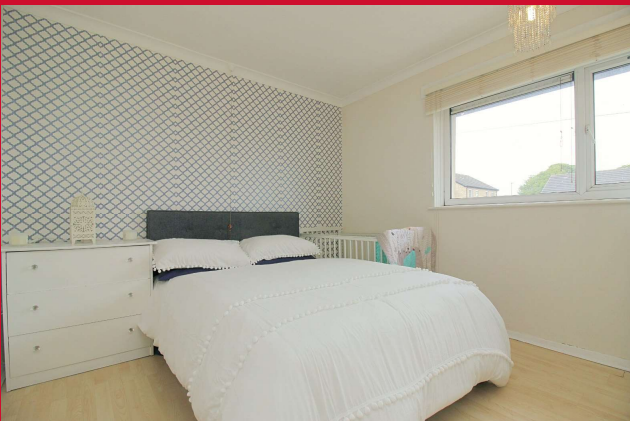
SHOWER ROOM

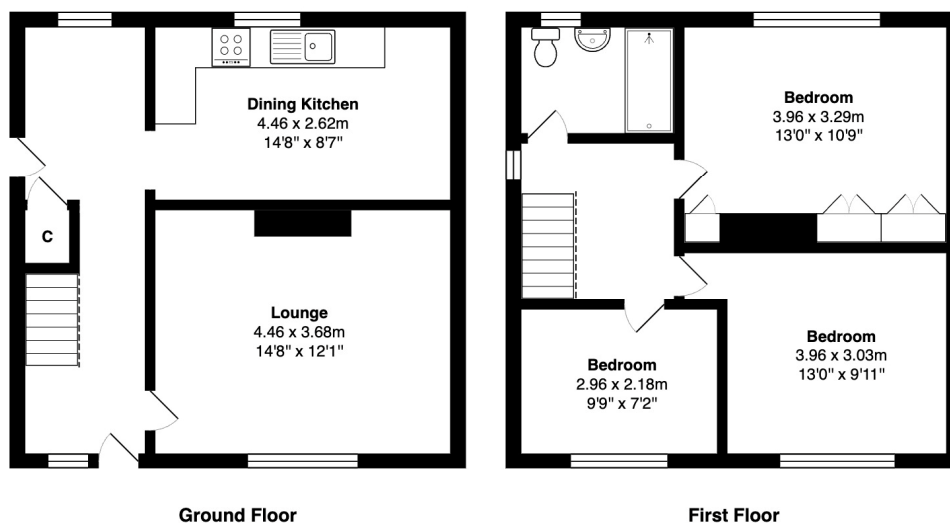
Modern, recently installed suite. Fully tiled with walk in shower sink and w/c.

OUTSIDE

Pleasant lawned gardens to the front, gardens to side and lawned gardens to the rear, with garden shed. A great space for family entertainment.

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: 83.1 m² ... 894 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		