



## 276 Parkside Road, West Bowling, Bradford, BD5 8RB

\*\* OFFERED WITH NO CHAIN \*\* STUNNING OUTLOOK OVER BOWLING HALL PARK \*\* This popular style of SEMI DETACHED has spacious accommodation throughout. Briefly comprising: entrance hallway, dining kitchen, lounge and utility room THREE GOOD SIZE BEDROOMS and large wet room. Externally, are pleasant gardens to the front and rear. Benefitting further from GCH and DG the property is an excellent young family home. Close to all the amenities West Bowling has to offer, walks through the park and great for commute to the city centre. Viewing is strongly advised.

£175,000

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## **ENTRANCE HALLWAY**

With under stair storage and stairs leading to the first floor

## **DINING KITCHEN 14'10" x 8'7" (4.52m x 2.62m)**

Modern base units, worktops and sink unit. Cooker point and space for free standing appliances

## **LOUNGE 16' x 12'1" (4.88m x 3.68m)**

Recently fitted gas fire

## **UTILITY ROOM 9'3" x 4'9" (2.82m x 1.45m)**

Power and light, plumbing for washer, space for dryer and worktops

## **FIRST FLOOR**

Landing area with store cupboard and loft access

## **BEDROOM ONE 12'9" x 10'10" (3.89m x 3.3m)**

## **BEDROOM TWO 10'11" x 10' (3.33m x 3.05m)**

Lovely outlook over the park

## **BEDROOM THREE 9'8" x 7'6" (2.95m x 2.29m)**

Again with pleasant outlook and useful over stair store cupboard

## **WETROOM**

Large wet room with sink and W.C

## **OUTSIDE**

Good size gardens to the front with large paved garden which continues to the side of the property. The rear gardens are mainly laid to lawn

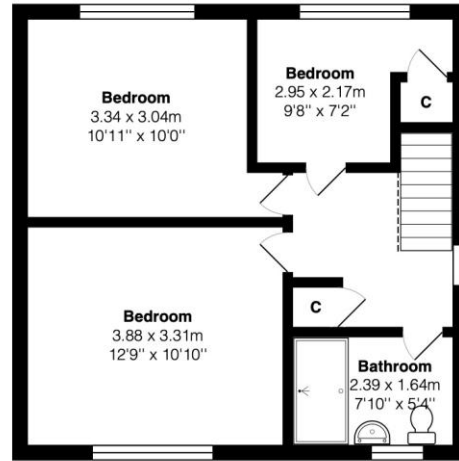
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The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If 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.





Ground Floor



First Floor

Total Area: 83.7 m<sup>2</sup> ... 901 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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