



17 Clipstone Street, West Bowling, Bradford, BD5 8ED

Inner terrace currently providing FOUR BEDROOM , TWO RECEPTION ROOM accommodation. Currently let at £950 per month. Vacant possession is possible if required. Forming part of this ever popular part of BD5, handy for local amenities and offering access to both the ring road and the motorway network.

Contact Robert Watts to arrange YOUR VIEWING today.

Offers Over £150,000

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ENTRANCE HALL

RECEPTION ROOM 12'2" x 9'9" (3.7m x 2.97m)

RECEPTION ROOM 11'6" x 10'7" (3.5m x 3.23m)

Access to cellar

KITCHEN 7'9" x 7'2" (2.36m x 2.18m)

Selection of wall and base units. Worktops, sink unit and plumbing for washer

FIRST FLOOR

BEDROOM ONE 10'1" x 8' (3.07m x 2.44m)

BEDROOM TWO 10'1" x 8' (3.07m x 2.44m)

BATHROOM

Three piece suite, fully tiled walls, tiled floor

REAR DORMER BEDROOM THREE 13'7" x 11'4" (4.14m x 3.45m)

FRONT DORMER BEDROOM FOUR 13'7" (4.14) x 10'8" (3.25) plus recess

OUTSIDE

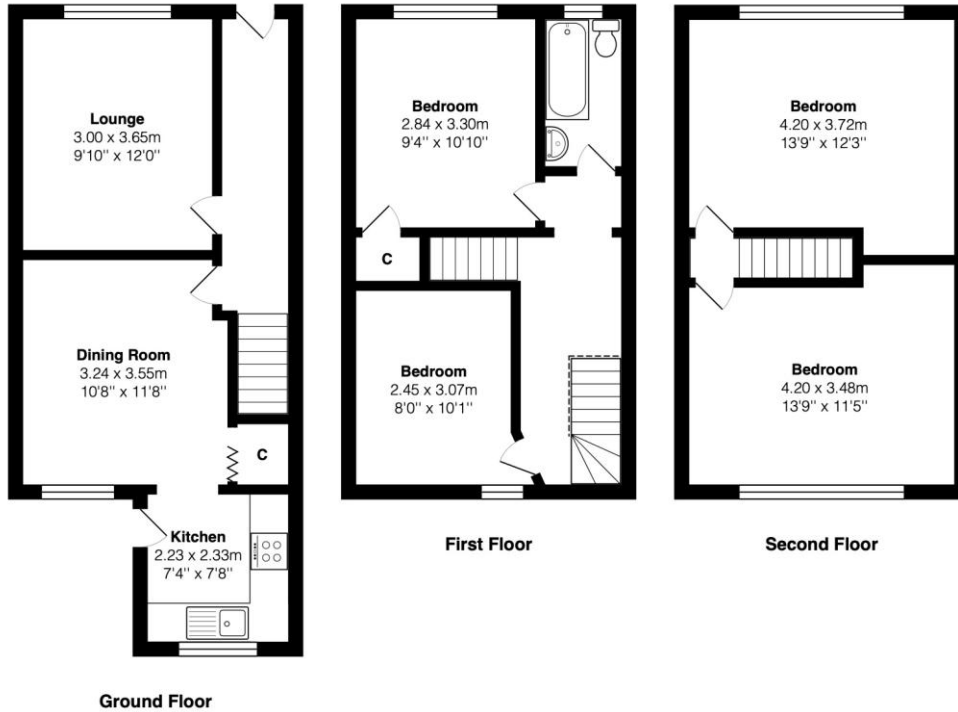
Yard gardens front and rear

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: 98.4 m² ... 1059 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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