



9 Flockton Close, East Bowling, Bradford, West Yorkshire, BD4 7LQ

5 BEDROOMED HOME ON LARGE CORNER PLOT.

Well presented EXTENDED SEMI DETACHED that offers spacious 5 BEDROOMED accommodation, together with HOUSE BATHROOM and 2 SHOWER ROOMS. The house occupies a CUL DE SAC position, with LARGE CORNER PLOT, with GARDENS TO 3 SIDES. Offers further scope for possible extensions (subject to planning).

Do not miss out on this spacious family home.

Asking Price £300,000



01274 689589



birkenshaw@robertwatts.co.uk



robertwatts.co.uk

Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE



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@robertwatts_

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GROUND FLOOR

HALLWAY

LOUNGE 25' x 11' (7.62m x 3.35m)

Good sized 25 foot Lounge/Family Room.

DINING KITCHEN 18'11" x 11'11" (5.77m x 3.63m)

Well equipped kitchen with a range of wall and base units, worktops and sink unit. Built in oven and hob.

UTILITY ROOM/STORAGE ROOM

SHOWER ROOM/WC Ground floor Shower Room and WC.

1ST FLOOR

BEDROOM 1 15' 9' (4.57m)

BEDROOM 2 12' x 10' (3.66m x 3.05m)

BEDROOM 3 12' x 10' max (3.66m x 3.05m max)

BEDROOM 4 11'11" x 10' (3.63m x 3.05m)

BEDROOM 5 6' (1.83) x 5' (1.52) with Stair Head

SHOWER ROOM With corner shower cubicle.

BATHROOM White bathroom suite with corner bath, vanity sink unit and tiled walls.

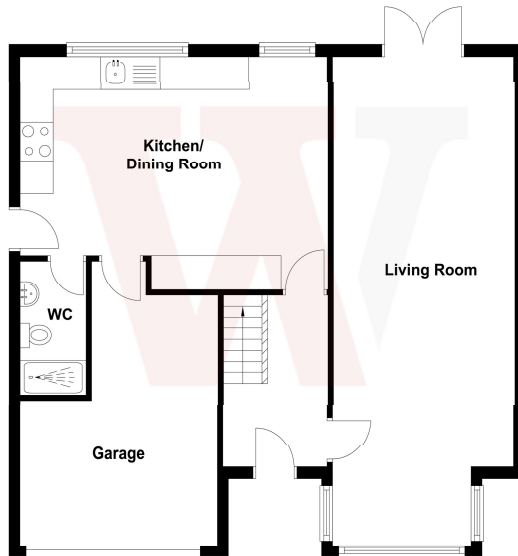
OUTSIDE Situated in a cul de sac position with ample parking to the front. Super corner plot position with lovely gardens to 3 sides. offers further scope for extensions (subject to planning)

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.

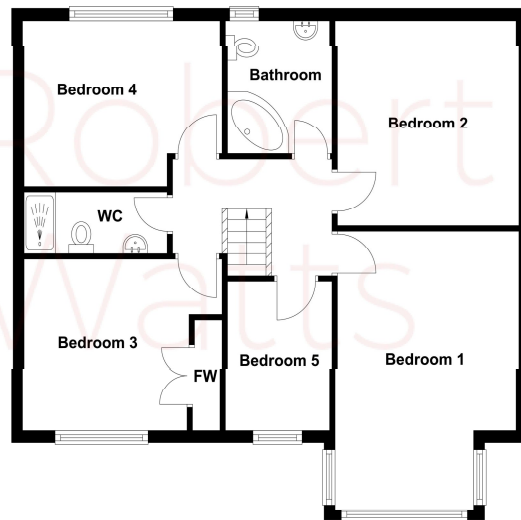
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Ground Floor



First Floor



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

70 C

83 B



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