



1 Dalcross Grove, Bradford, West Yorkshire, BD5 7SD

**** OFFERED WITH NO CHAIN ** LARGE GARDENS TO THE REAR ** VAST AMOUNT OF SCOPE FOR EXTENSION ****

Traditional END TOWN HOUSE currently providing: entrance hallway, dining kitchen, THREE BEDROOMS and bathroom. Sat in a Cul de sac location within this popular residential location of West Bowling. Close to many amenities and transport links. In need of some cosmetic decoration throughout, the property due to a recent fire safety initiative which included the installation of fire doors, hard wire smoke alarms and removal of polystyrene tiles. Sat on a viable plot with large gardens to rear.

£170,000

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ENTRANCE HALLWAY

Stairs leading to the first floor and understair cupboard

LOUNGE 10'11" x 9'8" (3.33m x 2.95m)

French doors opening through to the dining kitchen

DINING KITCHEN 15'1" x 10'1" (4.6m x 3.07m)

Fitted kitchen with wall and base units, worktops, sink and drainer. Gas cooker point and plumbing for washer. Patio doors leading to the rear.

FIRST FLOOR

BEDROOM ONE 11'8" x 9'9" (3.56m x 2.97m)

BEDROOM TWO 9'7" x 7'6" (2.92m x 2.29m)

Built in wardrobes

BEDROOM THREE 8'7" x 5'6" (2.62m x 1.68m)

BATHROOM

Three piece suite with mixer taps and shower over panelled bath, sink and w/c

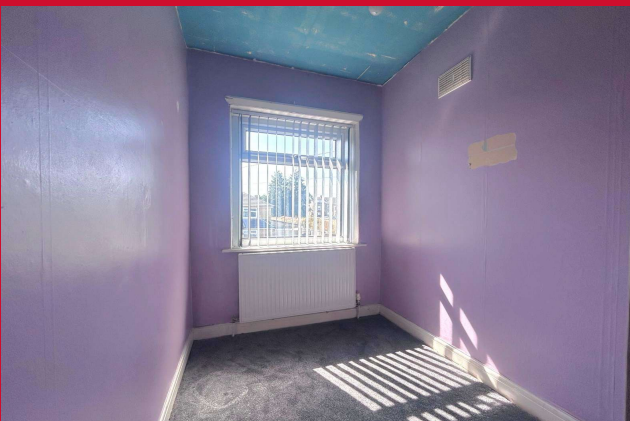
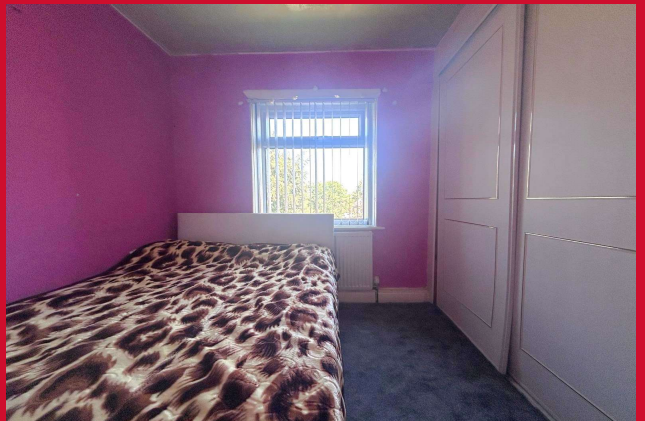
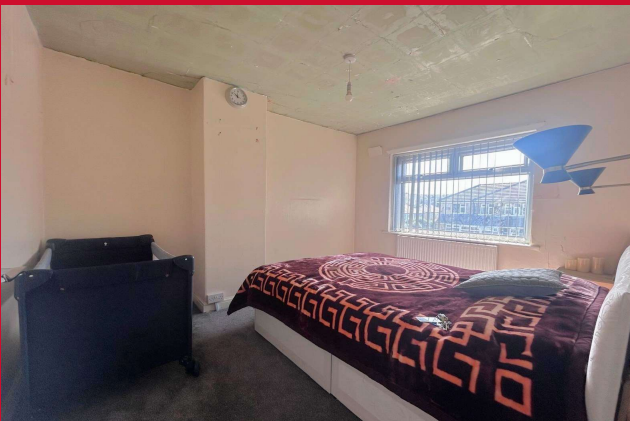
OUTSIDE

Large Plot with a vast amount of potential. Gardens to front with potential to provide off road parking (subject to permissions). Mature gardens to the rear with patio area

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.



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