



93 Round Street, West Bowling, Bradford, BD5 7HS

**** VIEWING STRONGLY ADVISED ** MANY IMPROVEMENTS MADE OVER RECENT YEARS TO INCLUDE TWIN DORMERS ** FIVE BED ****

Stone built FAMILY HOME situated within this popular residential area of West Bowling BD5. Well presented throughout and briefly comprising: Lounge, dining kitchen useful basement room, three bedrooms and four piece house bathroom to the first floor with a further two dormer bedrooms and shower room to the second floor. Benefitting further from GCH, DG and pleasant gardens to the rear. The property is well placed for many local amenities, schools, commute to the city centre and walks through Bowling park.

Asking Price £195,000

 01274 601119  wibsey@robertwatts.co.uk  robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

 RWEstateAgents  @robertwatts_

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ENTRANCE HALLWAY

LOUNGE 10'11" x 12'6" (3.33m x 3.8m)

Laminate flooring

DINING KITCHEN 15' x 12'8" (4.57m x 3.86m)

Lovely two tone kitchen with wall and base units, plus flooring, finished in high gloss. Worktops with sink and drainer and freestanding appliances. Access to the basement room

BASEMENT 14'9" x 15'3" (4.5m x 4.65m)

Large area with power and light. Has a variety of uses

FIRST FLOOR

BEDROOM ONE 12'8" x 9'9" (3.86m x 2.97m)

BEDROOM TWO 7'9" x 9'2" (2.36m x 2.8m)

BEDROOM THREE 9'2" x 6'7" (2.8m x 2m)

HOUSE BATHROOM

Good size family bathroom, fully tiled with bath, shower cubicle, sink and W.C. Vintage style towel radiator and tiled floor

SECOND FLOOR

DORMER BEDROOM FOUR 12'11" (3.94) x 9'8" (2.95) max overall

DORMER BEDROOM FIVE 14'11" (4.55) x 8'6" (2.6) max overall

SHOWER ROOM

Cubicle, sink and W.C

OUTSIDE

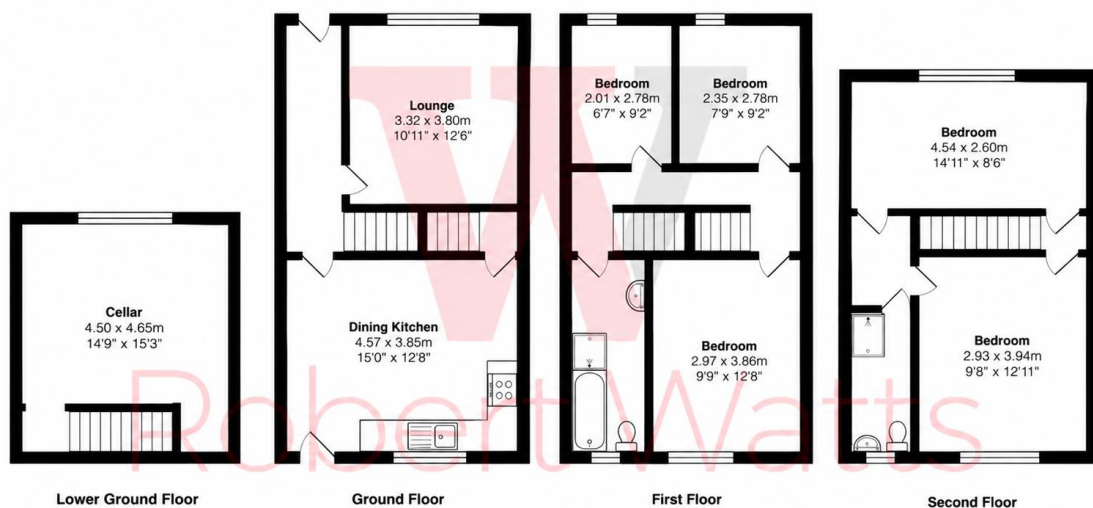
Pleasant garden area to rear. Fore garden

BUYER DISCLAIMER

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. Please note this is not refundable

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: 133.5 m² ... 1437 ft²

All measurements are approximate and for display purposes only

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

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