

Property Professionals
for Five Decades



Robert Watts

Incorporating Watts Chartered Surveyors

AN UNRIVALLED PROFESSIONAL PROPERTY RELATED SERVICE

Property Specialists
in Bradford and Beyond



35 Bolton Lane, Bolton, Bradford, BD2 1DR

****GUIDE PRICE £115,000 - £125,000****

MUST BE VIEWED! Benefiting from substantial improvements over recent years. TWO BEDROOM (previously three) unusual SEMI-DETACHED occupying a prominent plot which forms part of this most convenient locality. Offers access to the City Centre and the Ring Road. A detailed internal inspection is essential to fully appreciate the accommodation on offer. Contact Robert Watts to arrange your viewing today.

Guide price £115,000

Five Lane Ends Office: 21 Highfield Road, Five Lane Ends, Bradford BD2 2AU

T: 01274 614 804 E: highfield@robertwatts.co.uk

robertwatts.co.uk | robertwatts.tv



ENTRANCE HALL

LOUNGE 14'8" x 11'1" (4.47m x 3.38m)

DINING AREA 10'6" x 8'0" both approx as irregular shape (3.20m x 2.44m both approx as irregular shape)

French patio doors and open to kitchen

KITCHEN 9'5" x 9'1" both approx as irregular shape (2.87m x 2.77m both approx as irregular shape)

Selection of wall and base units, worktops with stainless steel sink unit. French patio doors.

STORE ROOM/UTILITY ROOM

BEDROOM ONE 14'7" x 10'8" both approx as irregular shape (4.45m x 3.25m both approx as irregular shape)

Cast iron fire place

BEDROOM TWO 10'10" x 10'3" ave - both approx as irregular shap (3.30m x 3.12m ave - both approx as irregular shape)

With two windows

BATHROOM 8'9" x 8;'0" (2.67m x 2.44m;'0.00m)

Four piece suite including bath, w.c, wash basin and bidet

OUTSIDE

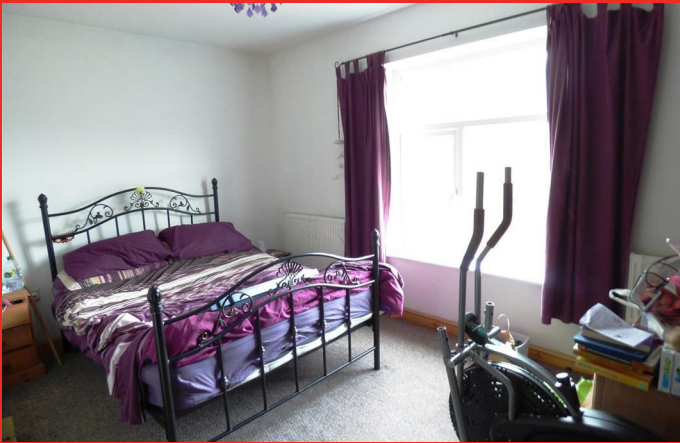
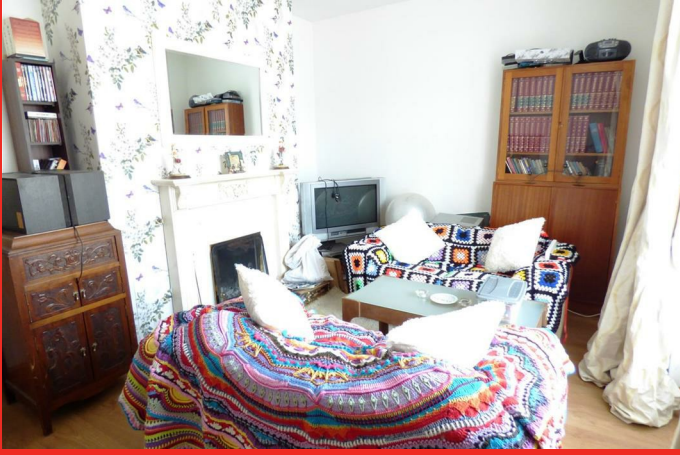
Mature gardens front and rear

DIRECTIONS

From our Highfield Road office to the roundabout take the fourth exit onto Swain House Road. Continue down the hill and straight ahead as this becomes Kings Road. Continue towards the traffic lights at Queens Road, turn right just before the traffic lights onto Bolton Lane (towards Canal Road). The property will be found immediately on the right.

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.



Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>57</p>	<p>80</p>

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<p><i>Very environmentally friendly - lower CO2 emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO2 emissions</i></p>	<p>51</p>	<p>77</p>

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