



Bowling Hall Road, East Bowling,

£147,000

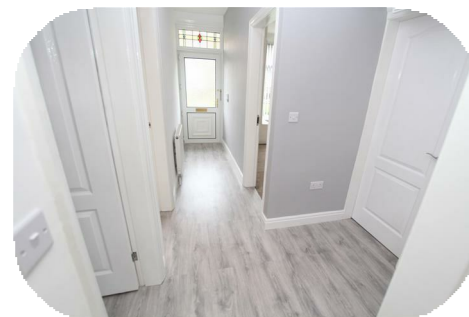
**** SEMI DETACHED BUNGALOW * TWO BEDROOMS * DINING KITCHEN * GARAGE ****

NO UPWARD CHAIN!! This two bedroom semi detached bungalow offers a fantastic opportunity for first time buyers. MODERNISED by the current owners to include a MODERN FITTED KITCHEN and shower room.

Offering potential to extend subject to relevant planning permission. Briefly comprises of hallway, lounge, dining kitchen, UTILITY ROOM, two bedrooms and a shower room. To the outside there are GARDENS and a driveway leading to a single garage.



NO UPWARD CHAIN!! This two bedroom semi detached bungalow offers a fantastic opportunity for anybody first time buyers. Having been modernised by the current owners to include a modern fitted kitchen and shower room. Offering potential to extend subject to relevant planning permission. The accommodation briefly comprises of hallway, lounge, dining kitchen, utility room, two bedrooms and a shower room. To the outside there are gardens and a driveway leading to a single garage.



Reception Hall

With laminate wood floor and gas central heating radiator.

Lounge

14'2" x 12'0" (4.32m x 3.66m)

With coal effect gas fire, feature fireplace surround, bay window and gas central heating radiator.



Dining Kitchen

11'10" x 9'10" (3.61m x 3.00m)

Modern white wall and base units, laminate sink unit, split level oven, hob and dishwasher. part tiled and gas central heating radiator.

Utility

10'6" x 5'4" (3.20m x 1.63m)

With gas central heating radiator



Bedroom Two

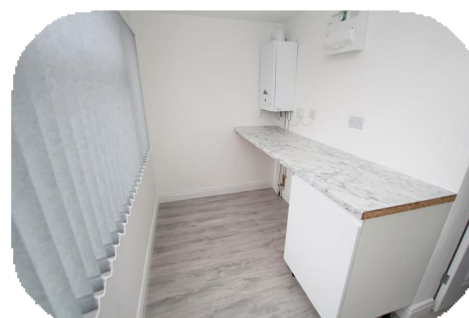
12'2" x 12'8" (3.71m x 3.86m)

Bay window and gas central heating radiator

Bedroom Two

11'6" x 9'2" (3.51m x 2.79m)

With gas central heating radiator



Shower room

Modern three piece suite comprising: Shower cubicle, low flush wc, pedestal wash basin, heated towel rail, tiled walls.

Exterior

Gardens to the front and rear, driveway to the side leading to a detached garage.



DISCLAIMER

Please note - this video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs."

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	85		83
	63		59
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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