



Bolton Lane, Bolton BD2,

£120,000

*** PUBLIC NOTICE ***

Mortgagees in possession are now in receipt of an offer for the sum of £125,000 for 35 Bolton Lane BD2 1DR. Anyone wishing to place an offer on the property should contact Sugdens, 8 The Green BD10 9PR 01274 619999 before exchange of contracts or within the next 7 days whichever is sooner.

*** SEMI DETACHED * TWO BEDROOMS * CORNER PLOT * CLOSE TO CITY CENTRE ***

*** GOOD SIZED GARDENS * NO CHAIN * SOLD AS SEEN ***

Occupying a prominent corner plot position is this good sized two bedroom semi detached house.

Available with no onward chain.

The accommodation briefly comprises entrance, lounge, kitchen through to a dining area, two good sized first floor bedrooms and a house bathroom. To the outside there are good sized gardens to three sides.



Entrance

Lounge

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

With open fire, bay window.

Kitchen

9'4" x 9' (2.84m x 2.74m)

Wall and base units incorporating stainless steel sink unit, plumbing for auto washer. Open to Dining Area;

Dining Area

10'5" x 8' (3.18m x 2.44m)

With French doors to rear garden.

First Floor Landing

Bedroom One

14'7" x 10'7" (4.45m x 3.23m)

Bedroom Two

10'8" x 10'2" (3.25m x 3.10m)

Bathroom

White four piece suite.

Exterior

To the outside there are good sized gardens to three sides.

Directions

From our office in Idle village take the left onto Idlecroft Road, right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the third exit onto Swain House Road, continue onto Kings Road, Bolton Lane is on the right hand side where the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B / Bradford

PLEASE NOTE

All services/appliances have not and will not be tested.

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Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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