



Wensley Bank West, Bradford BD13 3PU

- MID BACK TO BACK TERRACE
- THREE BEDROOMS
- MODERN KITCHEN
- FOUR PIECE BATHROOM SUITE
- POPULAR RESIDENTIAL LOCATION
- EASY REACH OF LOCAL AMENITIES
- CLOSE PROXIMITY TO PRIMARY SCHOOL
- IDEAL FOR FIRST TIME BUYERS

£115,000

EPC Rating '53'





Property Description

An opportunity to purchase this **THREE BEDROOM DOUBLE FRONTED MID TERRACE**. The property is of a modern nature and benefits from a **CUL-DE-SAC POSITION, UPVC DOUBLE GLAZING** and **GAS CENTRAL HEATING**. Briefly comprising of: Lounge, Kitchen, Keeping cellar, First floor landing, First floor bedroom, Bathroom, Second floor landing, Two second floor bedrooms, Small garden area to the front.

ENTRANCE VESTIBULE Front entrance door.

LOUNGE 15' x 14' 10" (4.57m x 4.52m) Feature wood fire surround with marble inlay & plinth, cable & telephone points, laminate flooring, central heating radiator, window to front elevation.

KITCHEN 11' 10" x 6' (3.61m x 1.83m) Modern range of fitted base & wall units in cream with contrasting work surfaces, splash back tiling, stainless steel sink & drainer with mixer tap, plumbing for an automatic washing machine, fitted oven with four ring hob,





central heating radiator, window to front elevation.

KEEPING CELLAR with stone shelving.

FIRST FLOOR LANDING

BEDROOM ONE 15' 2" x 12' 6" (4.62m x 3.81m) Two central heating radiators, window to front elevation.

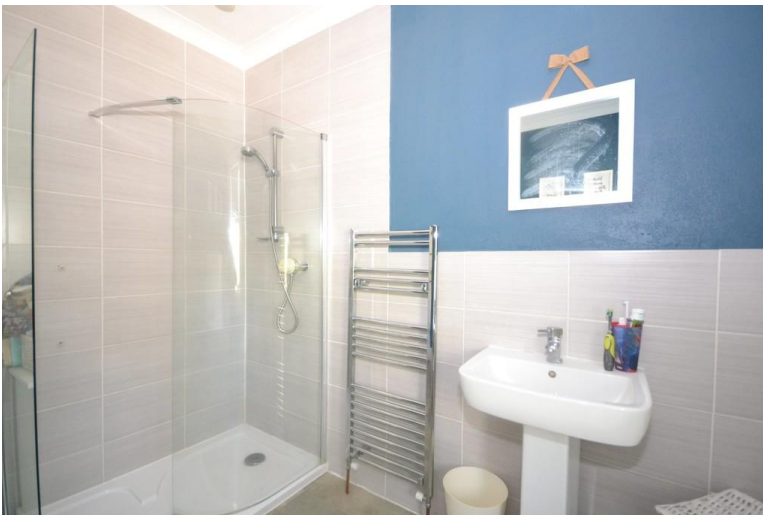
BATHROOM 9' 2" x 8' 7" (2.79m x 2.62m) Modern four piece suite to include; corner bath, walk-in shower with thermostatic Mira shower, pedestal wash basin, low flush WC, part tiled walls, chrome central heated towel rail, extractor fan, window to front elevation.

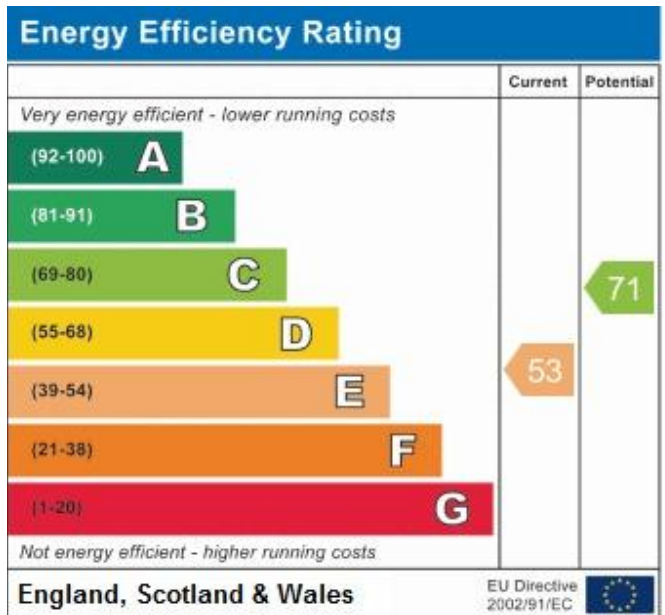


SECOND FLOOR LANDING

BEDROOM TWO 15' 5" x 10' 9" (4.7m x 3.28m) (Slightly restricted head room to one side) Large Velux window, central heating radiator.

BEDROOM THREE 8' 7" x 9' 3" (2.62m x 2.82m) (Slightly restricted head room to one side) Large Velux window, central heating radiator.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements