

35 Tivoli Place
, Bradford, , BD5 0PG

£99,950

Property Features

- THREE BEDROOM MID-TERRACE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- YARD TO REAR
- THREE DOUBLE BEDROOMS
- POPULAR LOCATION
- CLOSE TO BUS ROUTES
- CLOSE TO AMENITIES
- SET OVER THREE FLOORS
- EARLY VIEWING ADVISED

Full Description

**** THREE BEDROOM THROUGH-TERRACE ** POPULAR LOCATION ** THREE DOUBLE BEDROOMS ** UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING ** YARD TO REAR **** Situated within easy reach of the city centre, motorway networks and local amenities is this stone built traditional terrace property in BD5, briefly comprising of: Lounge, Kitchen, Three Bedrooms & Bathroom. Yard to the rear. An ideal investment property or first time buy, benefitting from recently replaced windows & doors and a new central heating boiler.

LOUNGE

12' 8" x 10' 2" (3.86m x 3.1m)

Gas fire in a tiled surround, window to the front elevation and a central heating radiator.

KITCHEN

11' 2" x 10' 8" (3.4m x 3.25m)

Fitted with a range of base and wall units, laminated working surfaces and splashback wall tiling. Stainless steel sink and drainer, gas cooker point, gas fire and plumbing for a washing machine. Two windows to the rear elevation and a central heating radiator.

FIRST FLOOR

Landing area with access to two bedrooms, bathroom and stairs to the attic bedroom.

BEDROOM ONE

12' 8" x 10' 7" (3.86m x 3.23m)

Window to the front elevation and a central heating radiator.

BEDROOM TWO

8' 9" x 8' 1" (2.67m x 2.46m)

Window to the rear elevation and a central heating radiator.



BATHROOM

Three piece white suite comprising of a panelled bath, pedestal washbasin and push-button WC. Fully clad walls, window to the rear and a central heating radiator.

SECOND FLOOR

BEDROOM THREE

11' 9" x 11' 6" (3.58m x 3.51m)

With laminate flooring and access to:

STORE ROOM

11' 9" x 4' 7" (3.58m x 1.4m)

Providing additional storage and with a Velux roof window.

EXTERNAL

Small garden area to the front and a paved yard to the rear with a stone outhouse.

PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.


Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.

RENT-A-HOUSE: Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	58
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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38 Third Place, Bradford, BD9 4PG NOT TO SCALE For layout guidance only

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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