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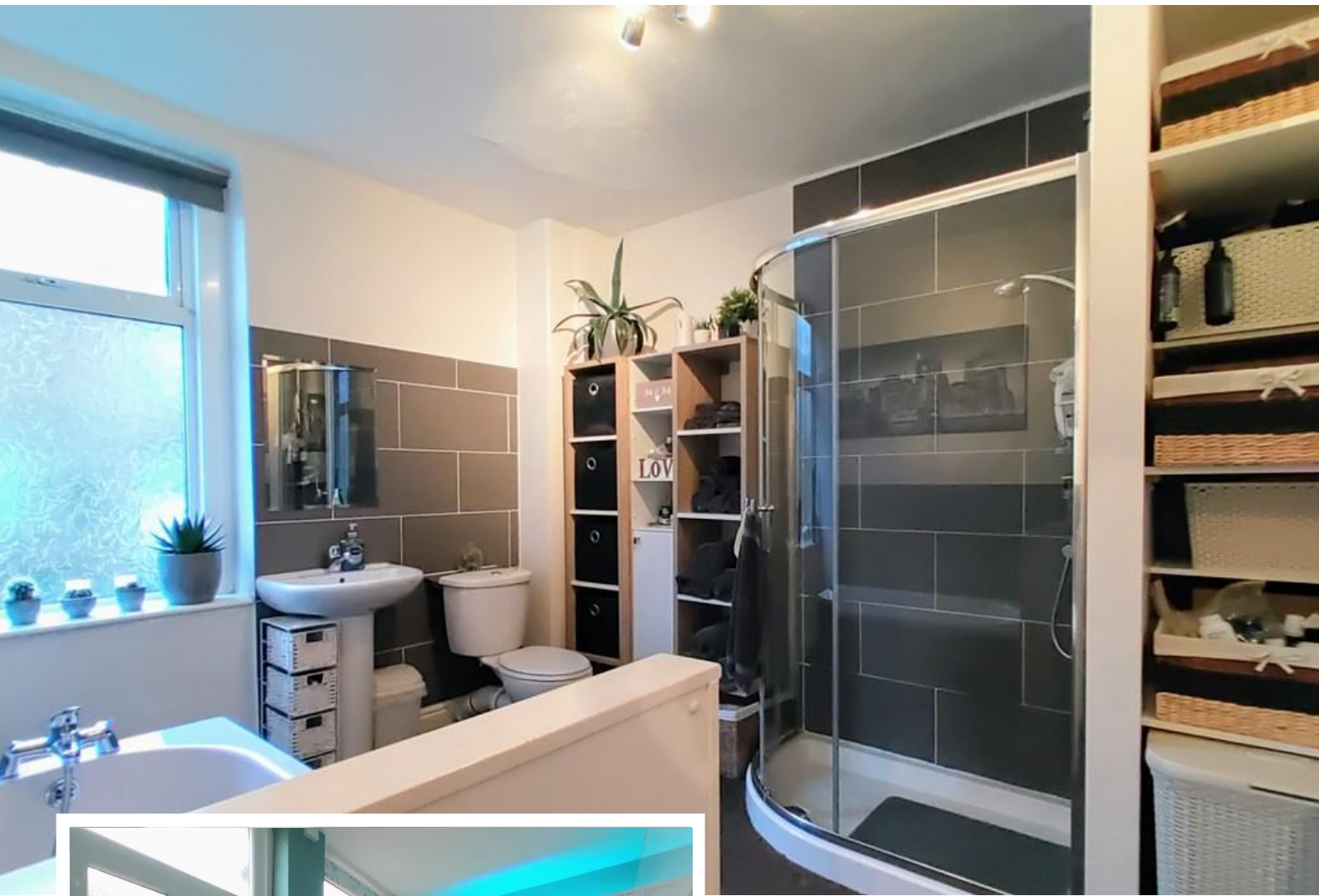
11 Brassey Terrace

- TWO BEDROOM MID TERRACE
- MODERN FITTED KITCHEN
- LARGE FOUR PIECE BATHROOM
- GAS CENTRAL HEATING

£95,000

EPC Rating '69'





Property Description

**** TWO BEDROOM MID-TERRACE ** MODERN KITCHEN & BATHROOM ** LARGE ATTIC BEDROOM ** WELL PRESENTED **** This super property in BD4 is in good condition and has been well maintained. The large attic bedroom offers potential to split, to create a third bedroom, as neighbouring properties have done (subject to the require planning consents). The property is in 'ready to move in' condition and is handily located, with motorway access, the city centre, supermarkets and schools within easy reach. Briefly comprising of: Entrance Vestibule, Lounge, Kitchen, Cellar, Bedroom & Bathroom on the first floor and a large overall attic Bedroom. Garden to the rear.

VESTIBULE

The front door leads into an entrance vestibule with a central heating radiator and a door to the lounge.



LOUNGE

15' 3" x 13' 9" (4.65m x 4.19m) A good-sized reception room with a window to the front elevation, modern inset electric fire and a central heating radiator. Original features such as the ceiling rose and plaster coving.

KITCHEN

10' 6" x 6' 5" (3.2m x 1.96m) A modern fitted kitchen with a range of wall and base units in a white gloss finish. Integrated appliances include an electric oven, gas hob and extractor above. Stainless steel sink and drainer, plumbing for a washing machine and a window & door to the rear elevation. Doors off to the cellar and first floor.



CELLAR

A useful keeping cellar providing additional storage.

FIRST FLOOR

BEDROOM ONE

12' 2" x 11' 1" (3.71m x 3.38m) Window to the front elevation, double fitted wardrobe with cupboards above and a central heating radiator.

BATHROOM

10' 6" x 8' 8" (3.2m x 2.64m) A spacious, modern bathroom comprising of a panelled bath with shower tap attachment, large shower enclosure with a thermostatic shower, push-button WC and a pedestal washbasin. A large airing cupboard providing storage that houses the central heating boiler. Part-tiled walls, central heating radiator and a window to the rear elevation.



SECOND FLOOR

BEDROOM TWO

14' 2" x 13' 9" (4.32m x 4.19m) An attic bedroom with a central heating radiator and a Velux window to the rear with an integrated blind. Potential to split this room, as neighbouring properties have done, to create a third bedroom, subject to obtaining the require planning consents.



EXTERNAL

To the front of the area is a small garden area with gate and fence. To the rear is an enclosed garden with stone wall and fence boundary, garden shed and paved patio.



PURCHASE DETAILS:

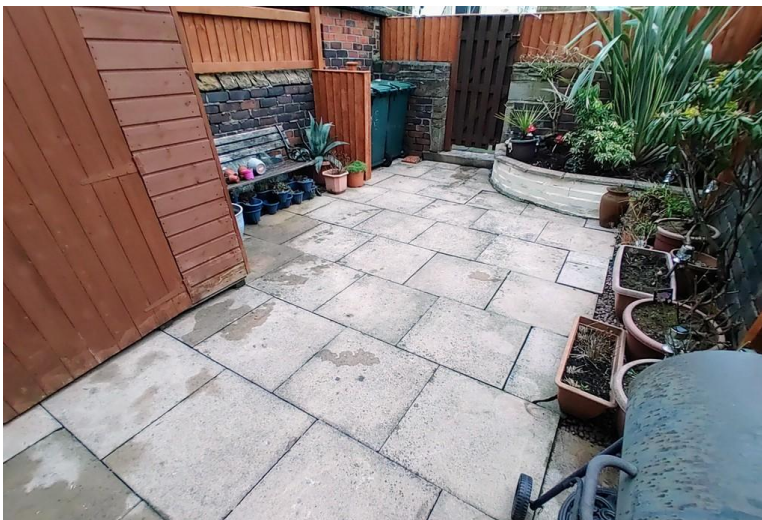
Please note that the services & appliances have not been tested & the property is sold on that basis.

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		