

## Property Location



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

## South View, Frizinghall

£96,000 Freehold

Two Bedroom Mid Terrace

EPC Rating: E

**Martin & Co Saltaire**  
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South View

Bradford

BD9

Key features:

- Two Bedroom Mid Terrace
- IN NEED OF A REFURB
- Gas Central Heating
- Popular Residential Location
- Garden To The Front
- NO CHAIN
- Close To Local Amenities
- Council Tax Band: A



Why you'll like it

Two Bedroom Mid Terrace set within a highly popular residential location of Frizinghall. This property is in need a full refurbishment, viewing is essential!

Frizinghall is a popular residential location within a short distance to Shipley, Bradford and surrounding areas. There are many local amenities such as schools, shops and public transport link

ENTRANCE HALL

LOUNGE 15' 5" x 15' 1" (4.7m x 4.6m) Large lounge with window to the front and feature fireplace

KITCHEN 12' 5" x 8' 10" (3.8m x 2.7m) Large kitchen with fitted units, integrated oven and gas hob with access to the cellar and rear garden

CELLAR

BEDROOM ONE 11' 11" x 9' 0" (3.65m x 2.75m) Good sized double bedroom with window to the rear

BEDROOM TWO 12' 5" x 9' 2" (3.8m x 2.8m) Good sized double bedroom with window to the front

BATHROOM Large bathroom comprising; WC, hand wash basin. large bath and shower cubicle

BEDROOM THREE 14' 9" x 15' 5" (4.5m x 4.7m) Large third attic bedroom with Velux windows, accessed via the landing

TO THE OUTSIDE Gardens to the front and rear of the property

