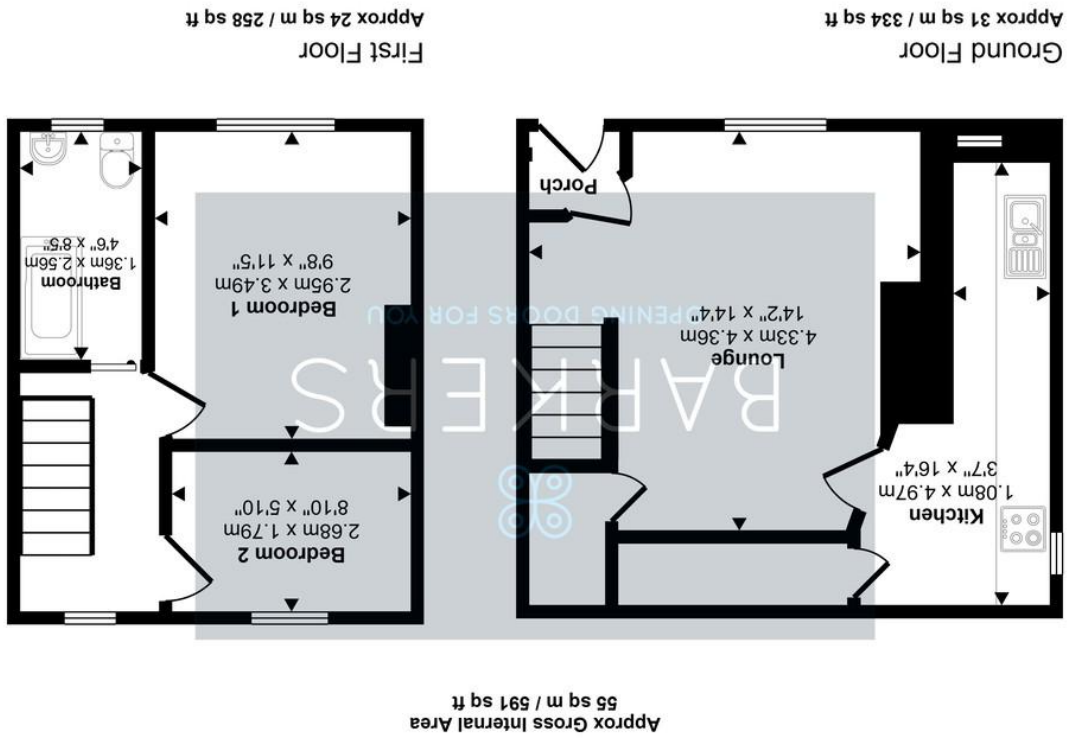


92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

56 D

81 B

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



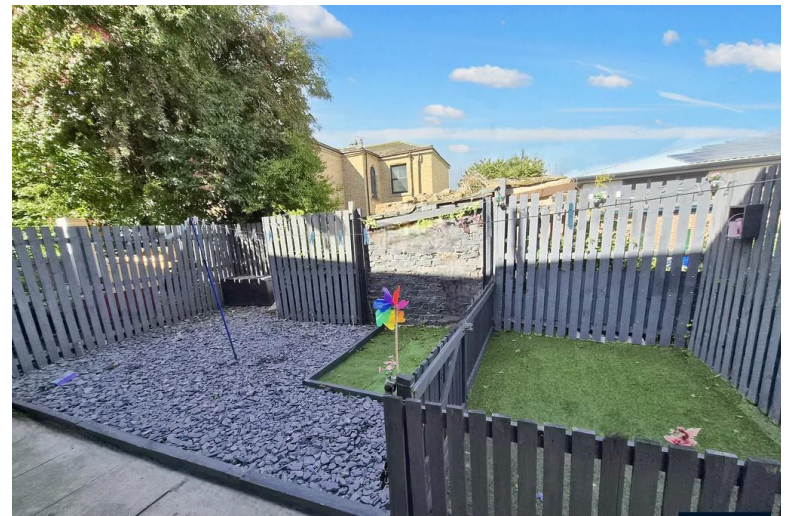
BARKERS  
OPENING DOORS FOR YOU

24 Fern Street

Bradford 4, BD4 9JA

Offers In The Region Of £90,000

- EXTENDED END TERRACED HOUSE
- ENTRANCE PORCH
- LOUNGE, KITCHEN
- BASEMENT CELLAR
- TWO BEDROOMS
- BATHROOM
- ENCLOSED GARDEN





## Full Description

Offered for sale is this extended two bed roomed end terraced property which would make an ideal purchase for a first time buyer or investor and must be viewed to be appreciated. Conveniently situated within easy reach of local schools, amenities and bus routes. The property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises: Entrance porch, lounge, kitchen, basement cellar, two bedrooms and bathroom. Externally there are low maintenance enclosed garden to the front and side of the property.

### ENTRANCE PORCH

An external door leads into the entrance porch which has a door leading into the lounge.

### LOUNGE

14' 4" x 14' 2" (4.37m x 4.32m)

With laminate flooring, a staircase leading to the first floor landing and a door leads into the kitchen.

### KITCHEN

16' 4" max x 3' 7" (4.98m x 1.09m)

Fitted with a range of modern wall and base units with complementary work surfaces, splash back tiling and an inset stainless steel sink. Electric oven and a gas hob with a chimney style extractor over, plumbing for a washing machine and space for a fridge/freezer. Tiled flooring, inset spotlights to the ceiling and a door gives access to the basement cellar which provides useful storage.

### FIRST FLOOR LANDING

Doors lead to two bedrooms and the house bathroom.

### BEDROOM ONE

11' 5" x 9' 8" (3.48m x 2.95m)

Double room.

### BEDROOM TWO

8' 10" x 5' 10" (2.69m x 1.78m)

Good sized single room.



### HOUSE BATHROOM

8' 5" x 4' 6" (2.57m x 1.37m)

Fitted with a three piece white suite which comprises of a bath with a shower over and glass screen, wash basin inset into a vanity unit and W.C. Tiled walls and flooring and a heated chrome towel radiator.

### EXTERIOR

The property has low maintenance enclosed gardens to the side and rear which comprise of areas of artificial lawn, slate chipped areas and a useful outside tap.

### ADDITIONAL INFORMATION

Council tax band - A

Tenure - Freehold

