

Viewing arrangements

Strictly by appointment through WW Estates
01274 627444
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Directions

See Mapping.

Killinghall Road, Bradford, West Yorkshire BD2 4SL
Offers In The Region Of £115,000

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



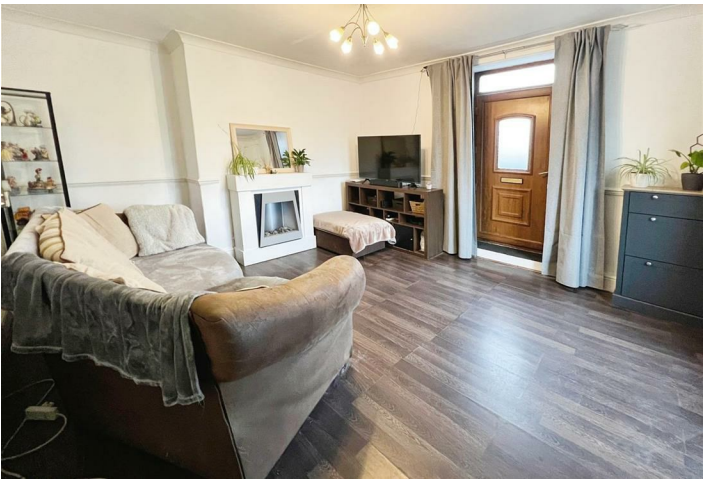
**** TWO BEDROOM END OF TERRACE ****
NO ONWARD CHAIN ** IDEAL FIRST TIME BUY ** POTENTIAL BUY TO LET INVESTMENT ** GAS CENTRAL HEATING ** DOUBLE GLAZED WINDOWS ** OCCASIONAL ATTIC BEDROOM ** Brought to the market with no onward chain is this ideally located, two bedroom end through terrace with an occasional attic bedroom and a basement cellar ideally for first time buyers and but to let investors alike.

The property boasts a welcoming reception room naturally lit via dual aspect windows to front and side, a CH/radiator leading to the kitchen. The kitchen sits to the rear aspect, fitted with a range of wall and base units, an integral electric fan oven with a gas hob and extractor fan over, space and plumbing for fridge freezer and washing machine, a stainless steel sink and drainer, also comprising double glazed window to rear and door to rear. Access to the basement cellar and stairs to the first floor.

A landing on the first floor houses the boiler and

also leads to two generous double bedrooms both equipped with a double glazed window and gas central heating radiator, the main bedroom being a larger than average double. The family bathroom is part tiled and fitted with a white three piece suite consisting of a bath with electric shower over, a w/c and wash hand basin. Stairs to the second floor gives access to an occasional attic room ideal for working from home, a guest bedroom and/or play room with electric and a double glazed window to side.

The property sits just off Killinghall Road with an enclosed low maintenance front yard and within close proximity to a number of local amenities including shops, supermarkets, petrol stations and more making it an ideal first time buyers home and/or the perfect buy to let investment property.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Ideal First Home Or Investment

Rating authority
Borough Council Tax Band A

Services
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Tenure
Freehold