



1 Lochy Road, Bradford

Bradford

£125,000

*** VIRTUAL TOUR *** Charming TWO BEDROOM END TOWN HOUSE with modern shower room and spacious lounge. SOUTH FACING outdoor space offers privacy and tranquillity, ideal for BBQs or unwinding.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- *** VIRTUAL TOUR ***
- END TOWN HOUSE
- WELL PRESENTED
- TWO BEDROOMS
- SPACIOUS LOUNGE
- MODERN SHOWER ROOM
- ENCLOSED PATIO & GARDEN
- OFF ROAD ALLOCATED PARKING SPACE





Entrance vestibule

Giving access to the lounge. Also benefitting from storage and gas central heating.

Lounge

13' 10" x 10' 4" (4.21m x 3.16m)

The lounge benefits from gas central heating, ensuring a cozy and comfortable atmosphere during colder months. The gas fire adds an extra touch of warmth and ambiance to the room and double glazing is in place, providing excellent insulation and energy efficiency for a peaceful living environment.

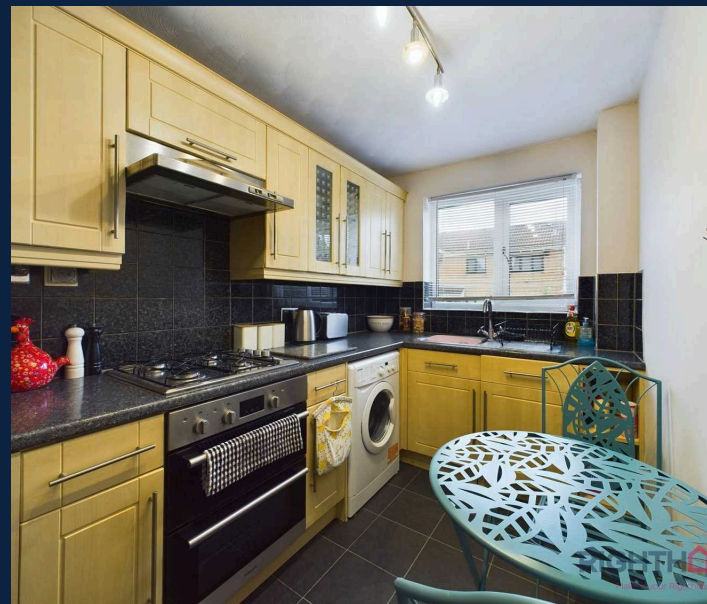
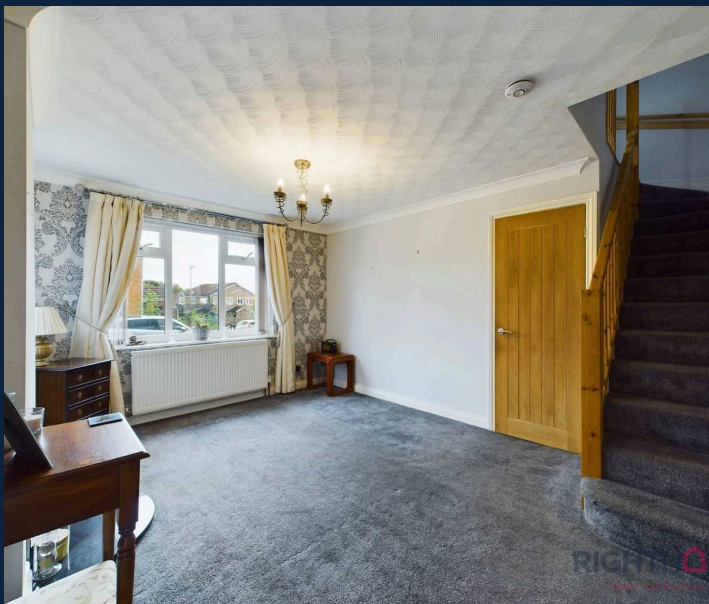
Kitchen

13' 11" x 6' 4" (4.24m x 1.94m)

The kitchen is equipped with a variety of wall and base units, providing ample storage space. Additionally, there is a generous amount of workspace available. You will also find a convenient 1 bowl sink unit with a drainer, an gas hob, an electric oven, as well as the added comfort of gas central heating and double glazing.

Stairs and landing

Giving access to the two bedrooms and house bathroom.





Master bedroom

11' 8" x 7' 8" (3.56m x 2.34m)

The bedroom is beautifully adorned with modern decor and flooring, which adds a touch of elegance to the space. Additionally, you will be pleased to know that it benefits from the convenience of gas central heating and the added comfort of double glazing.

Bedroom 2

7' 1" x 5' 10" (2.15m x 1.77m)

The bedroom is beautifully adorned with modern decor and flooring, which adds a touch of elegance to the space. Additionally, you will be pleased to know that it benefits from the convenience of gas central heating and the added comfort of double glazing.

Shower room

7' 9" x 4' 10" (2.35m x 1.47m)

The shower room is tastefully adorned with elegant tiles, creating a visually pleasing atmosphere. It boasts a luxurious three-piece suite, consisting of a comfortable low level W.C., a stylish hand basin, and a spacious shower cubicle, perfect for unwinding after a long day. Furthermore, this delightful bathroom is equipped with the convenience of gas central heating, ensuring a cozy and warm experience, and the added benefit of double glazing, providing both insulation and tranquility.

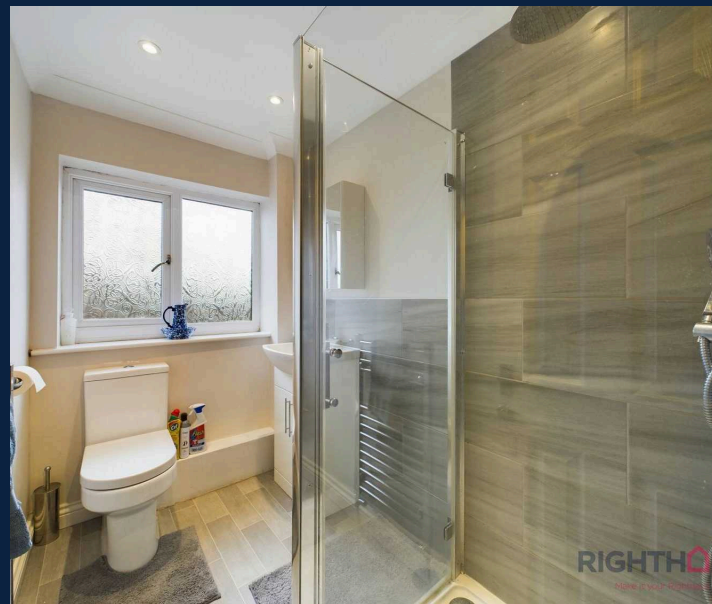


GARDEN

The property has a south facing paved patio and lawned garden which is enclosed by a surrounding fence.

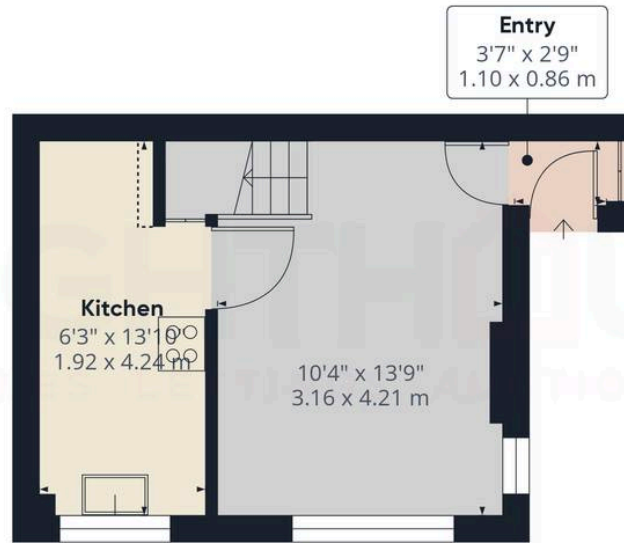
ALLOCATED PARKING

OFF STREET

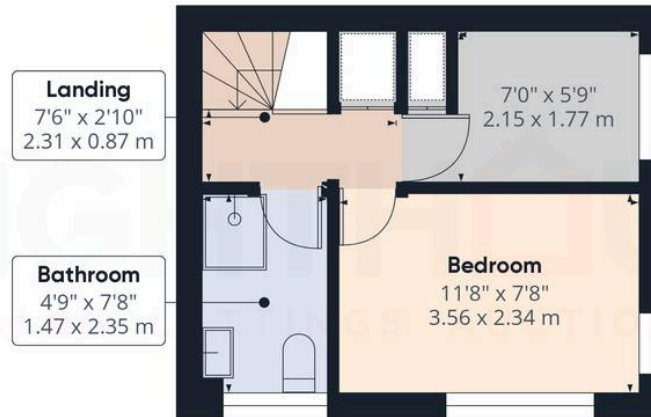




RIGHT ON



Floor 0



Floor 1

Approximate total area⁽¹⁾

435.72 ft²

40.48 m²

Reduced headroom

1.61 ft²

0.15 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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