

Mayo Road, Bradford BD5 8JA



welcome to

Mayo Road, Bradford

Offered to the market is this extended three bedroom semi detached property set in a large corner plot. The property has an extended, modern kitchen. Benefiting from off road parking.













Entrance Hall With gas central heating radiator.

Lounge/ Diner 26' 1" x 13' 10" (7.95m x 4.22m) With patio doors to the kitchen, gas fire and gas central heating radiator.

Kitchen

16' 10" x 15' 5" ($5.13m \times 4.70m$) Extended kitchen with a range of modern fitted wall and base units incorporating sink and drainer with work surfaces, electric oven, gas hob and breakfast bar.

Landing

With window to the side.

Bedroom One

10' 11" plus bay x 10' 7" (3.33m plus bay x 3.23m) With UPVC window to the front and gas central heating radiator.

Bedroom Two

12' x 10' 8" ($3.66m \times 3.25m$) With UPVC window to the rear and gas central heating radiator.

Bedroom Three

5' 11" x 7' 5" (1.80m x 2.26m) With UPVC window to the front and gas central heating radiator.

Bathroom

Three piece suite comprises of bath, wash hand basin, w/c and heated towel rail.

Outside Spacious gardens to the front, side and rear of the property.





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- Three bedroom
- Semi detached
- Extended kitchen
- Set in a large plot
- £240,000

Tenure: Freehold EPC Rating: C

£240,000





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Property Ref: BDF115121 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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