









welcome to

Beldon Road, Bradford

This spacious three-bedroom mid-terrace property offers a fantastic opportunity for buyers eager to add value through renovation. Nestled in a sought-after residential neighbourhood, the home enjoys a convenient location close to local amenities, schools, and transport links.













Entrance Porch

The front door opens into a porch area offering space to store coats.

Lounge

13' 2" x 14' 9" (4.01m x 4.50m)

With window to the front, fireplace and radiator.

Kitchen

10' 1" x 8' 2" (3.07m x 2.49m)

Fitted kitchen with a range of wall and base units incorporating sink and drainer with work surfaces and leads to the sun room.

Sun Room

Located off the kitchen providing access to the rear yard.

Bedroom One

12' 1" x 11' 4" (3.68m x 3.45m)

Located on the second floor with window to the front, storage cupboard and radiator.

Bedroom Two

8' 5" x 12' (2.57m x 3.66m)

With window to the front, storage cupboard and radiator.

Bedroom Three

7' 8" x 11' 3" (2.34m x 3.43m)

With window to the rear and radiator.

Bathroom

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

Cellar

Storage cellar with access to services.

Outside

Front and rear garden. There is an access road to the back garden.





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Beldon Road, Bradford

- Mid terrace property set back from the main road
- Three double bedrooms
- Front and rear gardens
- Close to local Tesco superstore
- Great transport links Into Bradford town centre

Tenure: Freehold EPC Rating: D

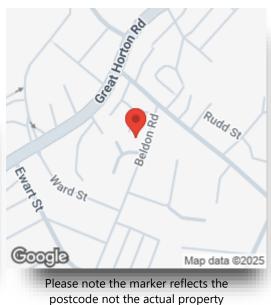
Council Tax Band: A

£100,000









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Property Ref: BDF116295 - 0006 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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