

local
properties

buy • sell • let



**92 Carr House Gate
Bradford, BD12 8ER**

**£95,000
Freehold**

***** TWO BEDROOM TERRACE HOUSE - BACKWATER LOCATION WITH VIEWS OVER FARMLAND - PRICED TO ALLOW FOR UPDATING - NO CHAIN ***** This property has gas central heating and PVCu double glazing and comprises: lounge, fitted kitchen, cellar, landing, two bedrooms, bathroom. To the outside, there is a small garden to the front, enclosed rear garden and on street parking. Located close to all amenities, the property also gives easy access to Bradford, Halifax and the nearby M62. An ideal first purchase or buy to let investment, viewing is recommended.



• TWO BEDROOM THROUGH TERRACE HOUSE • BACKWATER LOCATION • VIEWS OVER FARMLAND TO THE FRONT OF THE PROPERTY

LOUNGE

14'8 x 12'8

Door and window to front. Radiator.

KITCHEN

12'8 x 7'4

With base and wall units incorporating stainless steel sink unit. Gas cooker point. Plumbing for automatic washing machine. Access to cellar. Ceramic tiled floor. Window and door to rear. Radiator.

CELLAR

Providing extra storage space.

LANDING

Access to loft.

BEDROOM ONE

14'7 x 12'8

Two windows to front. Radiator.

BEDROOM TWO

7'6 x 6'5

Storage cupboard. Window to rear. Radiator.

BATHROOM

Part tiled with three piece suite comprising: bath with shower attachment, pedestal wash hand basin, low flush wc. Window to rear. Radiator.

EXTERIOR

Small garden to the front of the property. Enclosed garden to the rear. On street parking. Open aspect to the front of the property with views over farmland.

DIRECTIONS

From Wyke centre proceed up Town Gate towards Bradford and turn left at the T junction onto Huddersfield Road. At the T junction turn right onto Woodside Road and take the second left onto Carr House Lane. Carr House Gate will be found on the left hand side and number 92 is signified by our For Sale board.



- GCH & PVCu DG • LOUNGE & SEPARATE KITCHEN • ENCLOSED REAR GARDEN • ON STREET PARKING • PRICED TO ALLOW FOR UPDATING • EPC - tbc • NO CHAIN








Additional Information

Local Authority - CBMDC
Council Tax - Band A
Viewings - By Appointment Only

Floor Area - sq ft
Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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