

local
properties

buy • sell • let



100 Carr House Gate
Bradford, BD12 8ER

£105,000
Freehold

***** TWO BEDROOM THROUGH TERRACE HOUSE - BACKWATER LOCATION OVERLOOKING FARMLAND - NO CHAIN ***** This well presented 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 and off street parking to the rear. Located close to local amenities, the property is also conveniently placed for 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 OVERLOOKING FARMLAND

LOUNGE

14'9" x 12'5"

Exposed wood flooring. Fireplace surround. Window and door to front. Radiator.

KITCHEN

12'5" x 7'2"

With base and wall units incorporating stainless steel sink unit. Gas hob and electric oven. Plumbing for automatic washing machine. Tiled splashbacks. Access to cellar.

Door and window to rear. Radiator.

CELLAR

Providing extra storage space.

LANDING

Access to loft. Radiator.

BEDROOM ONE

14'9" x 12'5"

Two windows to front. Two radiators.

BEDROOM TWO

7'2" x 7'2"

Walk in storage cupboard. Window to rear. Radiator.

BATHROOM

Part tiled with three piece suite comprising: bath with shower over, pedestal wash hand basin, low flush wc.

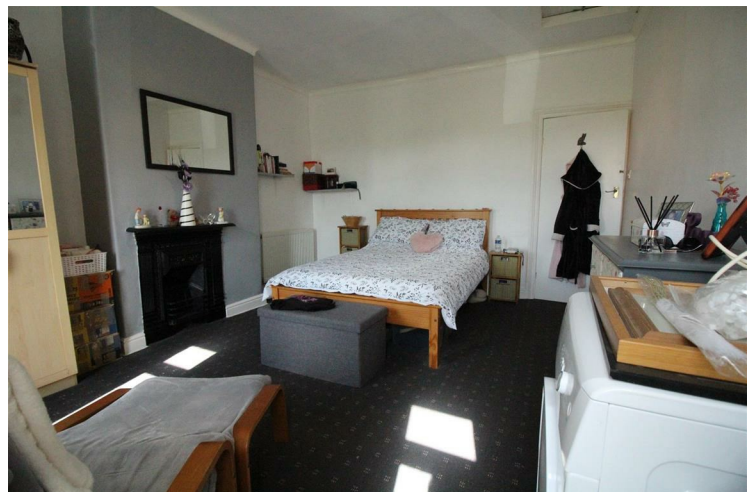
Window to rear.

EXTERIOR

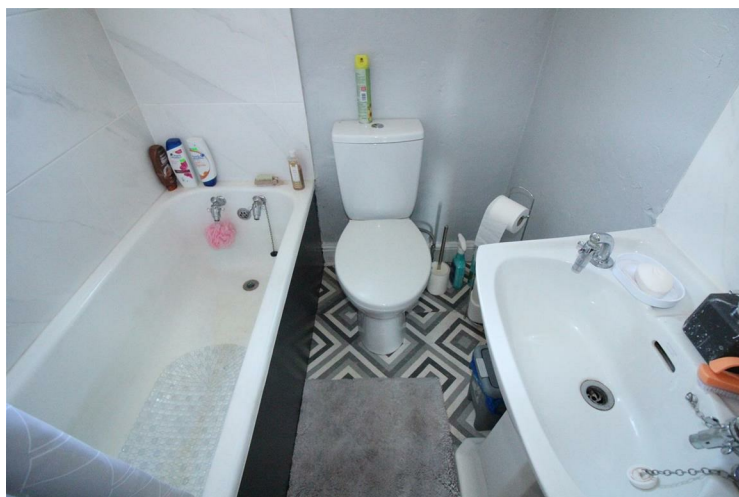
Small garden to the front of the property. Off street parking to the rear.

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 100 is signified by our For Sale board.



• SPACIOUS LOUNGE • FITTED KITCHEN • GARDENS & PARKING • IDEAL FIRST PURCHASE/BUY TO LET INVESTMENT • EPC - D • VIEWNG RECOMMENDED • NO CHAIN








Additional Information

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

Floor Area - 753.48 sq ft
Tenure - Freehold



| Energy Efficiency Rating | | Current | Potential |
|--|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | 88 |
| (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

Birstall Sales
 Midland Bank Chambers
 Smithies Lane
 Birstall
 Batley
 West Yorkshire
 WF17 9EB

01924 474456
info@localproperties.net
<http://www.localproperties.net/>

