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properties

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## 3 Albert Terrace Bradford, BD12 9BS

**£79,995**  
**Freehold**

\*\*\*\* TWO BEDROOM THROUGH BY LIGHT TERRACE - BACKWATER LOCATION - ENCLOSED GARDEN TO FRONT - PRICED TO ALLOW FOR UPDATING - NO CHAIN \*\*\*\*\* The accommodation comprises: lounge, separate kitchen cellar, landing, two bedrooms, bathroom. To the outside, there is an enclosed garden to the front and on street parking is available on Wyke Lane. Tucked away with no vehicular access to the terrace, it is close to all amenities and is within easy reach of the M62. In need of cosmetic improvement, viewing is recommended.



• TWO BEDROOM THROUGH BY LIGHT TERRACE HOUSE • BACK WATER LOCATION • EPC - C

## LOUNGE

15'1" max x 14'5" max

Door and window to front. Radiator.

## KITCHEN

8'2" x 7'2"

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

## CELLAR

Providing extra storage space.

## LANDING

Access to first floor rooms.

## BEDROOM ONE

10'9" x 8'2"

With fitted wardrobes to recess. Window to front. Radiator.

## BEDROOM TWO

9'10" x 7'2"

Window to rear.

## BATHROOM

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

## EXTERIOR

Enclosed garden to the front of the property with on street parking on Wyke Lane.

## DIRECTIONS

From Wyke centre proceed down Town Gate passing Asda on the left hand side. Take the next left onto Westfield Lane and take the fourth left onto Wyke Lane. The property can only be accessed on foot from Wyke Lane and after passing Wyke Autospares on the left walk up the wide footpath at the side of Hobson Fold (a street sign for Hobson Fold is facing you). Bear right along the path and walk under the archway onto Albert Terrace. Turn left along the path and number 3 will be found on the left hand side, signified by our For Sale board. Access to the property is gained by walking through the gardens of numbers 4, 5 and 6 Albert Terrace.





- LOUNGE & SEPARATE KITCHEN • WARDROBES TO BEDROOM ONE • ENCLOSED GARDEN TO FRONT

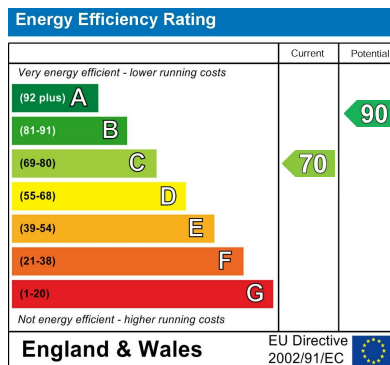


• ON STREET PARKING ON WYKE LANE • PRICED TO ALLOW FOR UPDATING • NO CHAIN

## Additional Information

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

**Floor Area** - 635.08 sq ft  
**Tenure** - Freehold



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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