

# Exmouth Place, Bradford 3,

£165,000

- \* STONE BUILT TERRACE \* FOUR BEDROOMS \* OVER FOUR FLOORS \* NO CHAIN \*
- \* FAMILY SIZED \* CONVERTED BASEMENT TWO ROOMS \* PARKING & GARDEN \*

A fantastic opportunity for the growing family or first time buyer to purchase this substantial stone built through terrace.

Benefits from gas central heating and upvc double glazing.

The spacious accommodation briefly comprises entrance porch, lounge, fitted dining kitchen, two converted basement rooms, two first floor bedrooms and house bathroom, together with two further attic bedrooms to the second floor.

To the outside there is is off-road parking to the front and a garden to the rear.







#### **Entrance Porch**

### Lounge

12'7" x 11'2" (3.84m x 3.40m)

With laminated wood floor, radiator.

## **Dining Kitchen**

12'8" x 12'6" (3.86m x 3.81m)

Beechwood effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven and hob, deep fat fryer, electric griddle, part tiled walls and radiator.



# **First Floor Landing**

#### **Cellar Room One**

10'4" x 10'2" (3.15m x 3.10m)

With radiator.

# **Cellar Room Two**

12'10" x 12' (3.91m x 3.66m)

With radiator.

#### Bathroom

Three piece white suite with over bath shower, part tiled walls and radiator.

#### **Bedroom One**

11'2" x 12'6" (3.40m x 3.81m)

With radiator.

#### **Bedroom Two**

10'6" x 8' (3.20m x 2.44m)

With radiator.

#### **Second Floor**

#### **Bedroom Three**

11'4" x 11'1" (3.45m x 3.38m)

With velux skylight and radiator.

#### **Bedroom Four**

12'3" x 11'4" (3.73m x 3.45m)

With radiator.

#### **Exterior**

To the outside there is off-road parking to the front and a garden to the rear.

#### **Directions**

From our office in Idle village take the 1st exit onto Idlecroft Rd, turn right onto Bradford Rd, go through the roundabout, at the Five Lane Ends roundabout take the 2nd exit onto Idle Rd, turn right onto Bolton Rd/A6176, continue to follow Bolton Rd, take the left onto Exmouth Place and the property will be seen displayed via our For Sale board.

# **TENURE**

**FREEHOLD** 

#### **Council Tax Band**

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Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

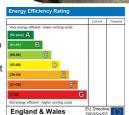


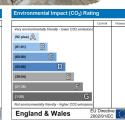












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