

Peter David

Properties Ltd

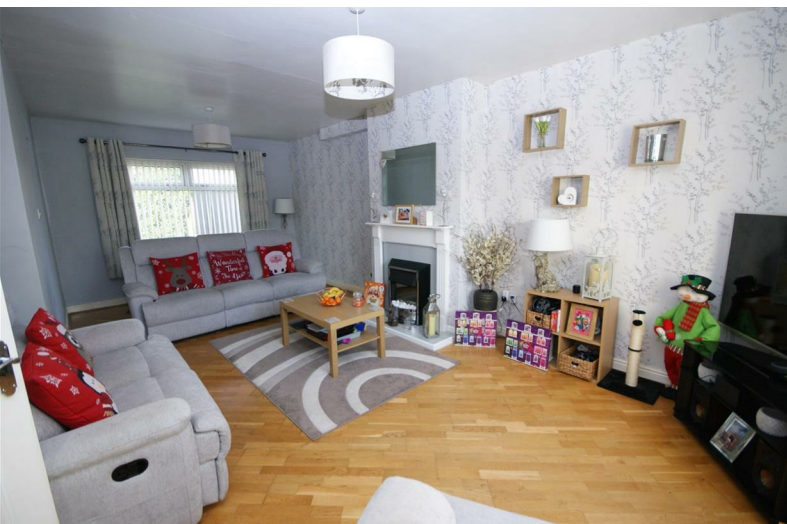
Residential Sales and Lettings



12 Stainbeck Gardens

Bradford, BD6 2AX

Offers Around £169,950



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Offered for sale on a SUBSTANTIAL PLOT with NO UPWARD CHAIN in the popular area of Buttershaw/Shelf is this THREE BEDROOM semi-detached property. The external space is a real asset, with a GARAGE and a LARGE GARDEN. Internally comprising: a living room, a modern kitchen, three bedrooms and a modern fitted bathroom. The property is close to local amenities and good schools, and is within a short distance of the M62 motorway network providing easy access to the local business districts of Leeds, Manchester and Huddersfield. Internal viewings are recommended - book your viewing today!

Please note: the photographs are a representation of the property before the current tenant moved in. There is an option to purchase with the tenant in situ, paying £750pcm.

Entrance Hallway

A pleasant entrance with a staircase to the first floor accommodation. Under-stairs storage cupboard.

Kitchen Diner

A good-sized kitchen diner with wall & base units, black tiled splashbacks and tile-effect flooring. Housing the boiler and with a window.

Living Room

A dual aspect good-sized living room with the focal point being the fireplace. Windows to both sides allow plenty of natural light.

Landing

Access to all first floor accommodation.

Bedroom One

A large double bedroom, with a window allowing plenty of natural light.

Bedroom Two

A second double bedroom.

Bedroom Three

A good-sized third bedroom.

Bathroom

A modern bathroom with part-tiled walls and tiled flooring. Featuring a three piece suite, comprising: WC, hand basin and bath with overhead shower.

External

To the front of the property there is a large driveway providing ample off-road parking. Single detached garage. To the rear of the property there is a substantial garden.

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Directions

For Satnav please use the postcode BD6 2AX

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

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 will be no delay in agreeing the sale.

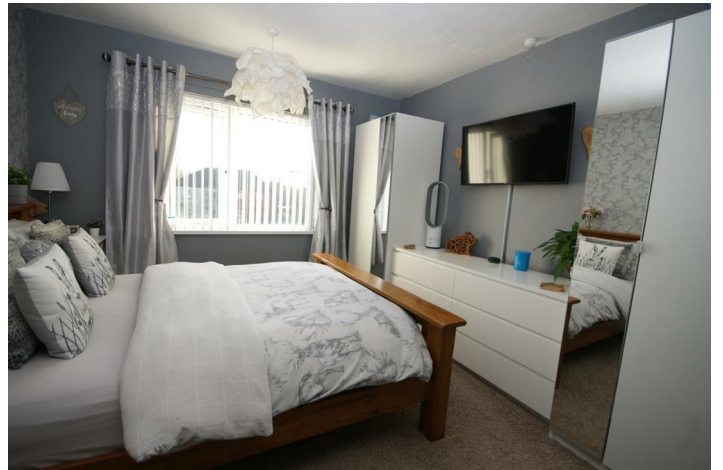
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS

OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



Hybrid Map



Terrain Map

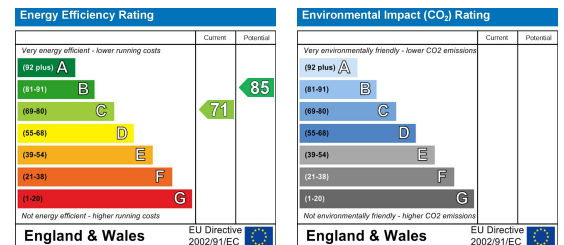


Floor Plan

Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.