



## 113 Bradford Road, East Ardsley - WF3 2JD

£145,000 Freehold

A mature stone fronted semi-detached house, offering extensive accommodation over three levels, together with generous enclosed rear garden. In need of some updating works but offering tremendous potential with both gas fired central heating, UPVC double glazing. Offered with No Chain.

**Kitchen/Diner**

Fitted with a matching range of wall and base units, worktop areas, stainless steel sink unit, single drainer, feature fire surround with tiled inset and hearth, double glazed window. Access to lower ground floor.

**Living Room**

With double glazed window and entrance door with views overlooking the garden, feature tiled fire surround and hearth, cornicing to the ceilings, single panel radiator.

**Lower Ground Floor/ Former Coal Store**

Two further basement rooms one having a Belfast sink, built in storage and rear entrance porch with storage giving access onto the garden. This area provides excellent potential for additional accommodation if so required

**Stairs From Ground Floor to First Floor Landing**

With double glazed window.

**Bedroom**

Having built-in storage over the staircase, Period style fire surround, double glazed window and single panel radiator.

**Bedroom to Rear**

With double glazed window, and single panel radiator.

**House Bathroom**

Furnished with champagne coloured suite comprising pedestal wash basin, low flush w.c. panelled bath with shower over, tiling with shower attachment. double glazed window and storage cupboard.

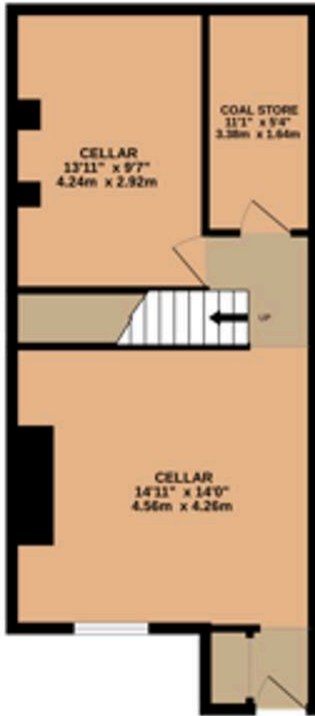
**Outside**

Neat buffer garden area to the front with privet hedging. To the rear mainly laid to lawn garden being enclosed by substantial fencing retaining a high degree of privacy.

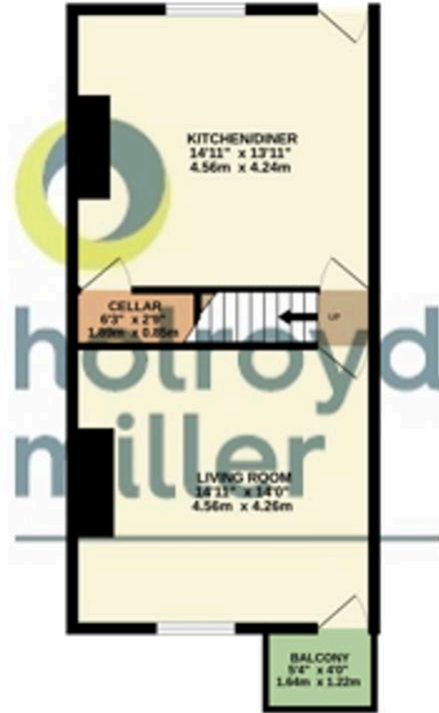




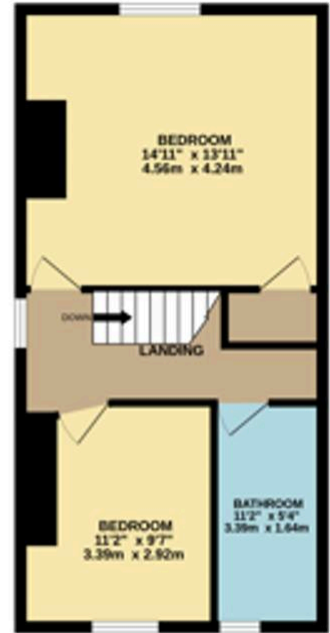
BASMENT  
467 sq.ft (43.4 sq.m.) approx.



GROUND FLOOR  
441 sq.ft (41.0 sq.m.) approx.



1ST FLOOR  
440 sq.ft (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1348 sq.ft. (125.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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