

local  
properties

buy • sell • let



**18 Mayfield Terrace**  
**Bradford, BD12 9QA**

**£125,000**  
**Freehold**

\*\*\*\*\* THREE BEDROOM TERRACE HOUSE - LIVING ACCOMMODATION OVER THREE FLOORS - NO CHAIN  
\*\*\*\*\* This property has PVCu double glazing and gas central heating and comprises: lounge, dining kitchen, landing, two first floor bedrooms, bathroom, loft bedroom three. To the outside, there are gardens to the front and rear and on street parking. Located close to Wyke centre and all 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.



• THREE BEDROOM TERRACE HOUSE • LIVING ACCOMMODATION OVER THREE FLOORS • GCH & PVCu DG

### LOUNGE

15'8" x 14'1"

Fireplace surround and fitted gas fire. Coving to ceiling.

Window to front. Radiator.

### DINING KITCHEN

12'5" x 8'10"

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

Ceramic tiled floor. Pantry. Door and window to rear.

Radiator.

### LANDING

Storage cupboard. Window to rear.

### BEDROOM ONE

12'1" x 9'10"

Window to front. Radiator.

### BEDROOM TWO

11'1" x 9'10"

Window to rear. Radiator.

### BATHROOM

With three piece suite comprising: bath with shower over,

pedestal wash hand basin, low flush wc. Window to front.

Radiator.

### LOFT BEDROOM THREE

13'1" x 10'5"

With walk in storage room. Window to front. Radiator.

### EXTERIOR

Lawned garden to the front with enclosed patio to the rear.

On street parking to front.

### DIRECTIONS

From Wyke centre proceed along Town Gate towards Bradford. Turn right at the T junction onto Huddersfield

Road and take the first right onto Mayfield Avenue.

Mayfield Terrace is the second turning on the left where number 18 will be found on the right hand side, signified by our For Sale board.



• LOUNGE & DINING KITCHEN • GARDENS FRONT & REAR • CLOSE TO ALL AMENITIES • EPC - D • NO CHAIN





## Additional Information

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

**Floor Area** - 1130.22 sq ft  
**Tenure** - Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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

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