



Flat St Enochs Road, Bradford, BD6 3BY
£130,000

TWO BEDROOM duplex flat located above Scentiments Florist in BD6. This spacious property is ideally located to access the village amenities and transport links connecting the surrounding towns and cities. The flat itself is well presented and benefits from gas central heating and double glazing with generously sized rooms throughout.

GROUND FLOOR

ENTRANCE

Ground floor entrance to the rear of the building with stairs to the flat.

FIRST FLOOR

LANDING

Landing area with stairs to the floors below and above.

LOUNGE

Spacious lounge with a double glazed window, central heating radiator and laminate flooring.

DINING KITCHEN

Fitted with a range of wall and base units with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Electric oven with ceramic hob and extractor over. Central heating radiator and patio doors to a Juliet Balcony.

BATHROOM

Fitted three piece bathroom suite in white comprising of a low flush wc, hand wash basin and bath with shower and screen over. Double glazed window and a central heating radiator.

SECOND FLOOR

LANDING

BEDROOM


Double bedroom with a Velux window and double glazed window. Central heating radiator.

BEDROOM

Double bedroom with a Velux window and double glazed window. Central heating radiator.

EXTERNAL

To the rear a artificially turfed garden providing storage with a garage to the back of the plot.

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Vary environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC 