

11 Laverack Field
Bradford, BD12 8JB

£99,995

Freehold

**** TWO BEDROOM THROUGH BY LIGHT TERRACE - CLOSE TO LOCAL AMENITIES - NO CHAIN ****
The property benefits from gas central heating and PVCu double glazing. The accommodation briefly comprises: entrance vestibule, kitchen, lounge, staircase and landing, two bedrooms and bathroom with three piece suite. To the outside there is an enclosed patio garden and on street parking. Located close to all amenities, the property is within easy reach of the M62 making it an ideal base for those wishing to commute. Viewing recommended.





• TWO BEDROOM THROUGH BY LIGHT TERRACE • GAS CH & PVCu DG • LOUNGE & SEPARATE KITCHEN

ENTRANCE VESTIBULE

Front entrance door. Ceramic tiled floor. Stairs to first floor rooms.

LOUNGE

16'4" x 14'5"

Windows to front and rear. Fireplace surround. Radiator.

KITCHEN

10'2" x 4'7"

Base and wall units with inset stainless steel sink and drainer. Electric hob and electric oven with extractor hood. Plumbed for automatic washing machine. Ceramic tiled floor. Access to cellar. Window to rear.

CELLAR

Extra storage space.

LANDING

Access to first floor rooms.

BEDROOM ONE

10'5" x 9'2"

Cast iron fireplace surround. Window to front. Radiator.

BEDROOM TWO

7'6" x 6'2"

Window to front. Radiator.

BATHROOM

Part tiled with three piece suite comprising: bath, pedestal wash hand basin, low flush wc. Airing cupboard. Window to rear. Radiator.

EXTERIOR

Enclosed patio garden to front. On street parking.

HOW TO GET THERE

From Town Gate turn onto Hanson Fold and bear left into Gannerthorpe Close. Laverack Field will be found on the left hand side and number 11 is on the left, signified by our For Sale board.





• ENCLOSED GARDEN TO FRONT • CLOSE TO ALL AMENITIES • IDEAL FIRST PURCHASE OR BUY TO LET INVESTMENT • ENERGY RATING - D • REALISTICALLY PRICED • NO CHAIN



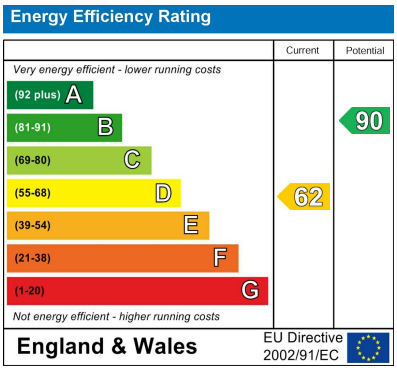


Additional Information

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

Floor Area - 667.37 sq ft
Tenure - Freehold





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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