



**Curzon Road, Bradford BD3 9EJ**



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**Curzon Road, Bradford**

A good size three bedroom through terrace with two reception rooms. Offered with no onward chain and sold as seen.



## Auctioneer's Comments

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### Entrance Hall

With access from the front.

### Lounge

16' 9" into bay x 11' 7" into recess ( 5.11m into bay x 3.53m into recess )

With bay window to the front, feature fireplace and gas central heating radiator.

### Dining Room

14' 3" x 12' 1" into recess ( 4.34m x 3.68m into recess )

With window to the rear and feature fireplace.

### Kitchen

6' 11" x 5' 10" ( 2.11m x 1.78m )

With base and wall units incorporating sink and drainer. With window to the rear and door access to the rear porch.

### Bedroom One

20' x 15' 7" max ( 6.10m x 4.75m max )

Located on the second floor, overall attic room with some restricted head height and two velux windows.

### Bedroom Two

15' 2" x 14' 2" into recess ( 4.62m x 4.32m into recess )

With two windows to the front.

### Bedroom Three

14' 8" x 9' 5" into recess ( 4.47m x 2.87m into recess )

With window to the rear.

### Bathroom

Three piece suite comprises bath, wash hand basin and Wc with window to the rear.

### Outside

To the outside there are paved garden areas to the front and rear.



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## Curzon Road, Bradford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom
- Two Reception Rooms

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

guide price

**£90,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BDF116572 - 0007

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