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— Roebuck Residential —

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Durham Terrace, Bradford, West  
Yorkshire

£86,950

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## DESCRIPTION

A fantastic example of a three bedroom terrace, located in a quiet street, conveniently situated in between Duckworth Lane and Thornton Road. The property benefits from double glazing, central heating, recently fitted boiler, cavity and roof insulation. Briefly comprising: lounge, kitchen, three bedrooms, family bathroom, rear yard and cellar. EPC Rating D.To arrange a viewing please call - 01274 299393 or call into our office at 11 Duckworth lane, Bradford, BD9 5ER.

## LOUNGE

Well presented lounge with front aspect.

## KITCHEN

Range of base and wall units with rolltop worktop over incorporating inset stainless steel sink with complimentary tiling. Space for double oven, plumbing for washing machine and full sized fridge/freezer. Access to cellar and rear yard.

## CELLAR

Owners confirmed the cellar was dry and currently used as additional storage.

## BEDROOM 1

Well presented master bedroom with front aspect.

## BEDROOM 2

Well presented this good sized attic bedroom has a Velux window.

## BEDROOM 3

Situated on the first floor with a rear aspect.

## FAMILY BATHROOM

Cream coloured three piece suite comprising corner bath with shower over, low level WC and pedestal wash hand basin. Complimentary tiling and flooring.

## YARD

Good sized, clean and tidy, rear yard area with far reaching views of Bradford.

## DIRECTIONS

Please add BD8 9HX into your SatNav. From Your Move Heaton office turn immediately left into Durham Road and proceed right the way down the road until you reach Durham Terrace. Number 53 is on your right hand side.

## DIMENSIONS

### Lounge

4.01mx3.92m(13'2"x12'10")

### Kitchen

2.11mx4.02m(6'11"x13'2")

### Bedroom 1

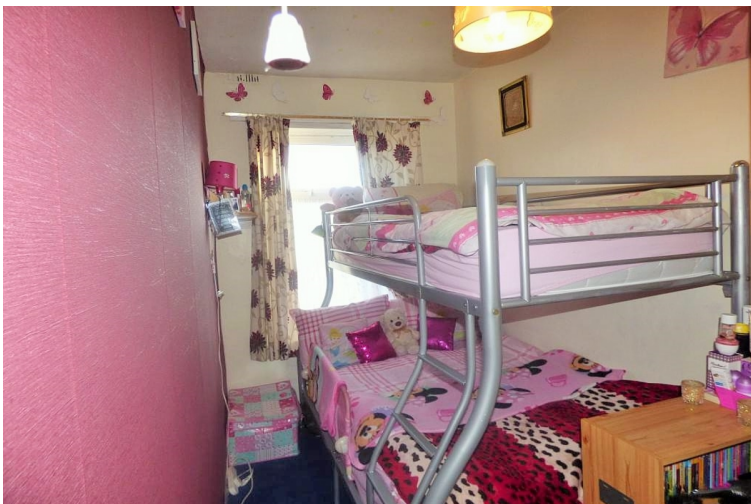
3.63mx3.01m(11'11"x9'11")

### Bedroom 2

4.01mx4.13m(13'2"x13'7")

### Bedroom 3

3.98mx1.80m(13'1"x5'11")



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\*Source: Hitwise Nov 2011.

\*\*Calls may be recorded and/or monitored for training and/or security purposes.



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