



**Brearcliffe Street, BRADFORD BD6 2LD**

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**Brearcliffe Street, BRADFORD**

A well presented two bedroom end terrace property, benefiting from extra room currently used as office space, spacious open plan lounge and kitchen area and well maintained lawn garden. Offering ready to move into accommodation this property would be an ideal purchase for a variety of buyers.



### **Entrane Area**

Providing access to the lounge.

### **Open Plan Lounge/ Kitchen**

17' 11" max x 17' into recess ( 5.46m max x 5.18m into recess )

Lounge area has window to the front and space for dining table. Leading to the kitchen with a range of base and wall units incorporating sink and drainer with work surfaces, built in electric oven and gas hob with cooker hood and window to the side.

### **Bedroom One**

17' max x 10' 2" into recess ( 5.18m max x 3.10m into recess )

With window to the front, gas central heating radiator and built wardrobe.

### **Bedroom Two**

7' 5" x 7' 1" ( 2.26m x 2.16m )

Useful office space with window to the front.

### **Shower Room**

Modern three piece suite comprises shower cubicle, wash hand basin set in vanity unit and low level WC. Heated towel rail and window to the side.

### **Office/Loft space**

17' 8" max x 9' 4" max ( 5.38m max x 2.84m max )

With window to the side, velux roof window and two gas central heating radiators.

### **Outside**

To the outside there is an enclosed well maintained garden area to the front with driveway to the side offering off street parking.



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## Brearcliffe Street, BRADFORD

- Two Bedroom
- Office room
- Well presented throughout
- Garden area
- Driveway

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BDF116624 - 0003

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