



**36 Orleans Street, Bradford, BD6 2EJ**  
**Asking Price £80,000**

Mortgagees in possession are now in receipt of an offer for the sum of £85,000 for 36 Orleans Street, Bradford, BD6 2EJ.

Anyone wishing to place an offer on the property should contact Hamilton Bower, 9 Square, Northowram, Halifax, HX3 7HW, 01422204545 before exchange of contracts or within the next 7 days whichever is sooner.





Offered to the market with NO ONWARD SALE CHAIN is this EXTENDED TWO BEDROOM END TERRACE PROPERTY located in Bradford - BD6 with local amenities and transport links nearby.

Internally comprising; entrance, lounge, dining kitchen, cellar, two bedrooms and a bathroom.

Externally the property has a low-maintenance garden and parking is easily accessible on-street.

The property is being with offered with no onward sale chain. We expect this property to be popular, so please be prompt in booking an internal inspection.

FOR MORE INFORMATION PLEASE CONTACT  
HAMILTON BOWER TODAY

**\*\* DISCLAIMER - All Services/Appliances have not and will not be tested \*\***

**COUNCIL TAX BAND - A**

**EPC RATING - D**

**GROUND FLOOR**

**ENTRANCE**

**LOUNGE**

16'6" x 13'6" max (5.03m x 4.12m max)

Spacious lounge with a view to the front of the property, central fireplace and room for a suite.

**DINING KITCHEN**

13'9" max x 10'10" (4.21m max x 3.31m)

Dining kitchen to the rear of the property offering a range of fitted units with complementary worktops and tiled splashbacks.

With space for a dining table to the side, and space/plumbing for appliances.

**CELLAR**

**FIRST FLOOR**

**LANDING**

**BEDROOM**

10'8" x 9'8" (3.26m x 2.97m)

Double bedroom offering ample room for a large bed with side tables and wardrobes.

**BEDROOM**

10'0" x 6'7" (3.05m x 2.03m)

Second bedroom, offering ample room for a bed with side tables and wardrobes.

**BATHROOM**

Three-piece bathroom with frosted window - bath with shower, wc, wash basin and towel rail.

**EXTERNAL**

Low-maintenance flagged and pebbled garden with gated access leading to front door - ideal for outdoor seating.

