



4 Upper George Street, Bradford

Bradford

£99,995

RIGHTHOUSE

# 4 Upper George Street

Bradford, Bradford

This well-presented two-bedroom semi-detached house is an ideal starter or rental property located in the popular central Wibsey Village. With its prime location, this property offers easy access to local amenities, schools, and transport links, making it an attractive choice for both first-time buyers and investors.

Overall, this well-presented two-bedroom semi-detached house, situated in the popular central Wibsey Village, offers an excellent opportunity for those looking to take their first step onto the property ladder or for investors seeking a lucrative rental property. With its desirable location, modern features, and attractive outside space, this property is not to be missed. Arrange a viewing today to fully appreciate everything this property has to offer.

Council Tax band: B

Tenure: Freehold

- SEMI-DETACHED
- TWO BEDROOMS
- WELL PRESENTED
- OFF ROAD PARKING
- IDEAL STARTER OR RENTAL PROPERTY
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- POPULAR CENTRAL WIBSEY VILLAGE LOCATION



**RIGHTHOUSE**  
Make it your RightHome.





### Lounge

14' 5" x 13' 9" (4.40m x 4.20m)

The lounge benefits from wood style flooring, gas central heating and double glazing.

### Kitchen

11' 3" x 5' 1" (3.43m x 1.54m)

The kitchen has an array of wall and base units as well as a good amount of workspace, 1 bowl sink unit with drainer, gas hob, electric oven, gas central heating and double glazing.

### Stairs and landing

Giving access to the two bedrooms and house bathroom.

### Master bedroom

14' 4" x 7' 9" (4.38m x 2.35m)

Modern decor and carpet. Benefitting from gas central heating and double glazing.

### Bedroom 2

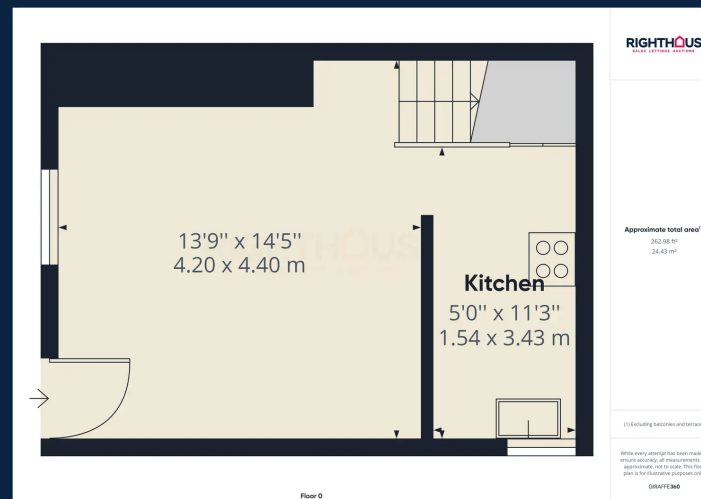
8' 6" x 6' 0" (2.58m x 1.84m)

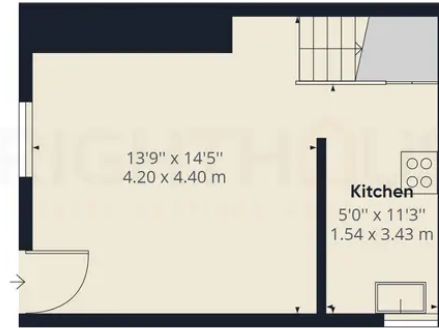
Modern decor and carpet. Benefitting from gas central heating and double glazing.

### Bathroom

8' 6" x 4' 10" (2.60m x 1.47m)

Partly tiled family bathroom comprising of 3 piece suite including panelled bath, low level W.C., pedestal hand basin and shower over bath. Also benefitting gas central heating and double glazing.

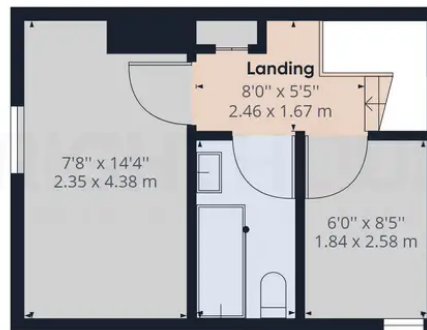




Floor 0

Approximate total area<sup>(1)</sup>

505.56 ft<sup>2</sup>  
46.97 m<sup>2</sup>



**Bathroom**  
4'9" x 8'6"  
1.47 x 2.60 m

Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

# Righthaus Estate Agents

Righthaus Estate Agents, 208 High Street - BD6 1QP

01274 813500

Wibsey@yourrighthaus.co.uk

www.yourrighthaus.co.uk/

