

local
properties

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4 Albert Terrace Bradford, BD12 9BS

£119,950

Freehold

***** IMMACULATE NEWLY REFURBISHED TWO BEDROOM TERRACE - NEW KITCHEN, BATHROOM & PVCu DOUBLE GLAZING - REDECORATED & NEW FLOOR COVERINGS LAID - ENCLOSED GARDEN TO FRONT - BACKWATER LOCATION - NO CHAIN ***** With gas central heating, the accommodation comprises: entrance vestibule, open plan lounge and kitchen, cellar, landing, two bedrooms, bathroom. To the outside, there is an enclosed low maintenance garden to the front with artificial lawn and on street parking on Wyke Lane. Tucked away with no vehicular access to the terrace, the property is close to all amenities and is within easy reach of the M62. An ideal first purchase, an early viewing of this well presented property is advised.



- IMMACULATE REFURBISHED TWO BEDROOM TERRACE • NEW KITCHEN, BATHROOM & PVCu DOUBLE GLAZING

ENTRANCE VESTIBULE

With composite door to front.

LOUNGE & KITCHEN

15'1" x 14'5"

With base and wall units incorporating inset stainless steel sink and drainer. Electric oven, electric hob and extractor hood. Plumbed for automatic washing machine. Access to cellar. Windows to front and rear. Radiator.

CELLAR

Providing extra storage space.

LANDING

Window to rear. Access to part boarded loft.

BEDROOM ONE

11'9" x 9'6"

Window to front. Radiator.

BEDROOM TWO

11'9" x 4'7"

Window to front. Radiator.

BATHROOM

With three piece suite comprising: bath with shower

attachment, pedestal wash hand basin, low flush wc.

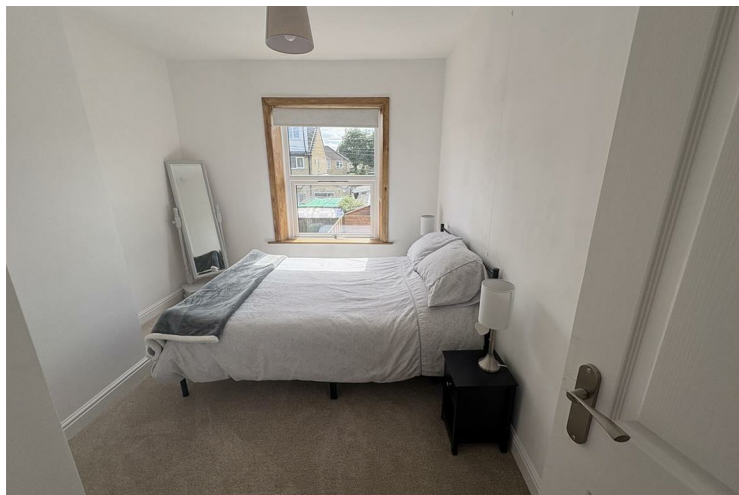
Heated towel rail. Extractor fan. Window to rear.

EXTERIOR

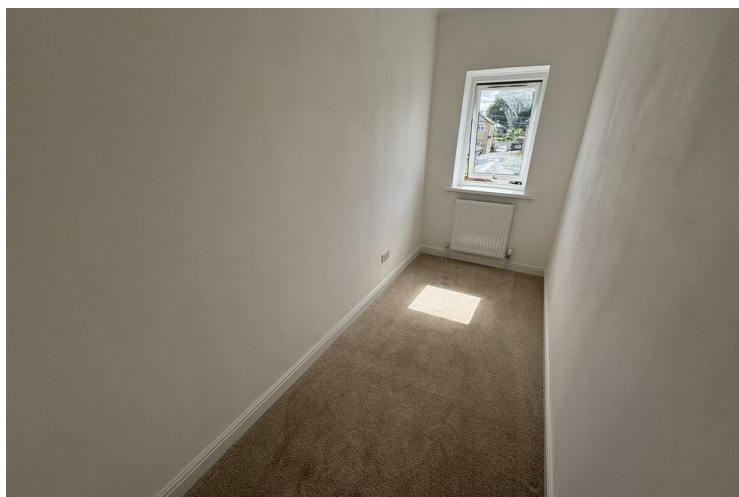
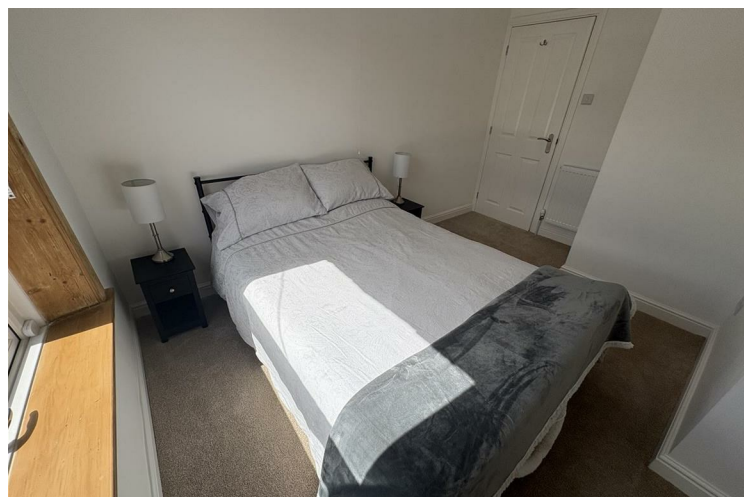
Enclosed garden to the front with artificial lawn and raised low maintenance garden beyond, On street parking is available on Wyke Lane.

HOW TO GET THERE

From Wyke centre proceed down Town Gate passing Asda on the left hand side. Take the next left onto Westfield Lane and the fourth left onto Wyke Lane. The property can only be accessed on foot from Wyke Lane and after passing Wyke Autospare on the left walk up the wide footpath at the side of Hobson Fold (a street sign for Hobson Fold is facing you). Bear right along the path and walk under the archway onto Albert Terrace. Turn left along the path and number 4 will be found on the left hand side, signified by our For Sale board. Access to the property is gained by walking through the gardens of numbers 5 and 6 Albert Terrace.



- REDECORATED THROUGHOUT & NEW FLOOR COVERINGS LAID • OPEN PLAN LOUNGE & KITCHEN AREA



• ENCLOSED LOW MAINTENANCE GARDEN TO FRONT • BACKWATER LOCATION • ON STREET PARKING AVAILABLE ON WYKE LANE • EPC - D • MUST BE VIEWED • NO CHAIN




Additional Information

Local Authority -
Council Tax - Band A
Viewings - By Appointment Only

Floor Area - sq ft
Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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