

whitegates



West Park Terrace, Bradford, BD8



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Asking Price: £125,000

Freehold



West Park Terrace, Bradford, BD8 9SQ

2 Bedrooms
1 Bathroom
1 Reception Room

Asking Price: £125,000

- Two/Three Bedrooms
- Front Terrace
- Modern Bathroom
- Well Presented
- Garden
- Council Tax Band: A

An internal inspection is highly recommended to appreciate this impressive two/three stone fronted front back to back terraced house offering well-presented accommodation with many attractive features throughout.

The property is situated in this popular area conveniently sited for local amenities including shops, schools and recreational facilities. Bradford City Centre and all major surrounding towns are within easy reach.

The accommodation which has a gas fired central heating system and sealed unit double glazed windows briefly comprises a spacious sitting room with contemporary fire place, kitchen with access to the store cellar. To the first floor there is a large main bedroom plus an occasional bedroom which offers access to the three piece modern bathroom suite. To the second floor there is a further bedroom with a sealed unit double glazed dormer window providing long distance views over the rooftops and towards the park.

Externally the property has a privately enclosed garden with astro-turf.

The seller informs us they have recently had new windows and external doors fitted.



GROUND FLOOR

Sitting Room

15'2" x 13'2" max (4.62m x 4.01m max)

Attractive contemporary fire surround with fitted gas fire. Large sealed unit double glazed window to the front elevation. Molded ceiling cornice. Built in cupboards with double doors. Attractive front entrance door with stained glass leaded section and transom above. Multi-paned glass internal door. Radiator.

Kitchen

15'3" x 5' max (4.65m x 1.52m max)

Inset single drainer stainless steel sink unit. Fitted base and wall cupboards. Fitted drawers. Part tiled walls. Plumbing for automatic washer. Door leading out onto the side alleyway. Sealed unit double glazed window to the side elevation with decorative glass. Part panelled walls and ceiling. Radiator. Access to STORE CELLAR.



FIRST FLOOR

Landing

Bedroom One

16' x 11'8" max (4.88m x 3.56m max)

Attractive cast iron fireplace. Fitted wardrobes with double doors and drawers under. Large sealed unit double glazed window to the front elevation.

Occasional Bedroom

7'7" x 6'11" (2.3m x 2.1m)

Large store cupboard with panel door. (Please note that although this area has no window the present owners are using this as a bedroom). From this bedroom there is a door leading to:

Bathroom

6'8" x 8' max (2.03m x 2.44m max)

Comprising panel bath with shower over. Pedestal wash basin, low flush w.c. (white suite with chrome effect fittings). Luxury tiled walls. Large sealed unit double glazed window to the front elevation with decorative glass. Radiator. Deep cupboard housing the gas fired central heating boiler.



SECOND FLOOR

Bedroom Two

14'2" x 17'2" max (4.32m x 5.23m max)

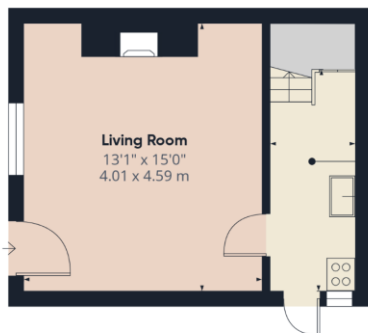
Large sealed unit double glazed dormer window providing long distance views over the rooftops and towards the parkland. Radiator.

OUTSIDE

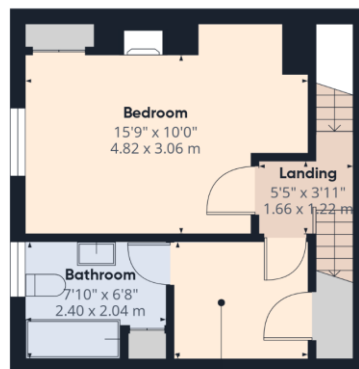
The property enjoys a privately enclosed astro-turfed garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

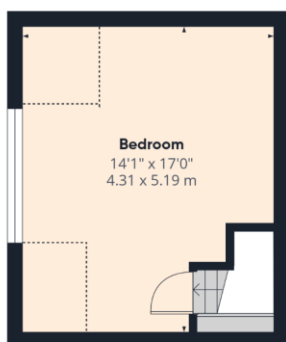




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

795 ft²
73.9 m²

Reduced headroom

35 ft²
3.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.

