



Albion Place, Bradford

Offers Over £125,000 Freehold

Well-presented two-bedroom back-to-back terrace featuring a spacious open-plan living kitchen with modern fittings and feature fireplace. Both bedrooms benefit from private ensuite facilities, one with a bath and one with a shower. Useful cellar storage.

Close to Local Amenities | Early Viewing Advised | Ideal for First Time Buyers | Spacious Living Space | Two-bedroom back-to-back mid-terrace | Open-Plan Living |

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A well-presented two-bedroom back-to-back terrace, offering spacious accommodation.

The ground floor features a generous open-plan living kitchen, creating a sociable and practical space for everyday living. The modern fitted kitchen offers a good range of wall and base units, contrasting work surfaces, tiled splashbacks and integrated cooking appliances, while the living area provides ample room for comfortable seating and benefits from a feature fireplace. There is also access to the cellar which provides useful additional storage.

The property offers two well-proportioned bedrooms, with each bedroom benefiting from its own private ensuite facilities. One ensuite features a bath while the other is fitted with a shower, providing particularly convenient accommodation.

Council Tax Band: A (Bradford Metropolitan District Council)

Tenure: Freehold

Parking options: On Street

Open Plan Living

A spacious and well-presented open-plan living kitchen, offering plenty of room for both relaxing and dining. The living area features a charming fireplace and ample space for comfortable seating, creating a welcoming focal point.

The modern fitted kitchen comprises a range of contemporary wall and base units with contrasting work surfaces, tiled splashbacks, integrated oven and gas hob with extractor above, together with generous storage and preparation space.

The open-plan layout creates a bright, sociable room ideal for everyday living and entertaining.

Bedroom 1

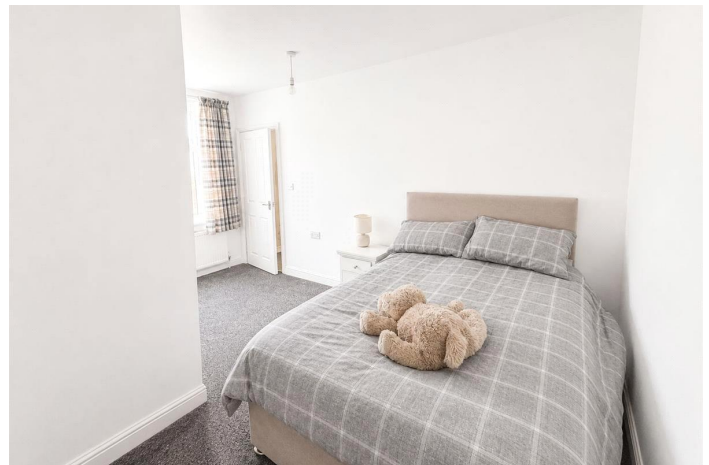
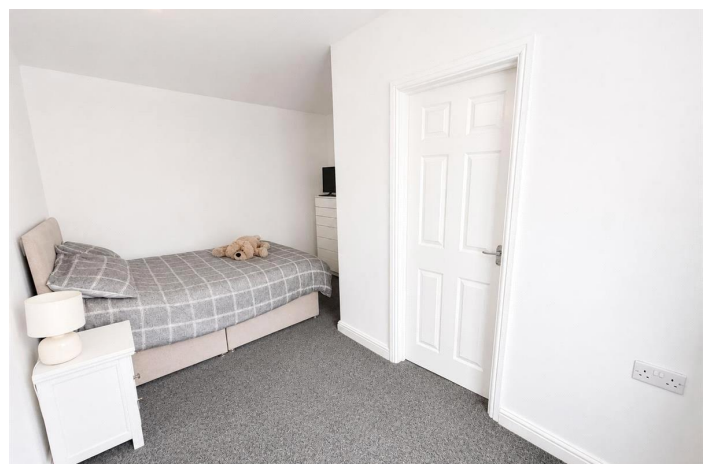
A generous and well presented double bedroom with neutral decor and dark carpeting. The room offers ample space for bedroom furniture and benefits from plenty of natural light, with direct access to its own private ensuite.

A modern ensuite shower room comprising a corner shower enclosure, hand wash basin with vanity storage and WC. Finished with contrasting dark flooring and neutral decor, with a frosted window providing natural light and privacy.

Bedroom 2

A particularly spacious and versatile second bedroom, situated on the top floor and benefiting from a large skylight which floods the room with natural light. Finished in neutral decor with grey carpeting and offering ample space for a range of bedroom furniture.

A generous private ensuite comprising a panelled bath, WC and hand wash basin. Finished with white tiled splashbacks and contrasting dark flooring, with a skylight providing excellent natural light.





PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis. Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

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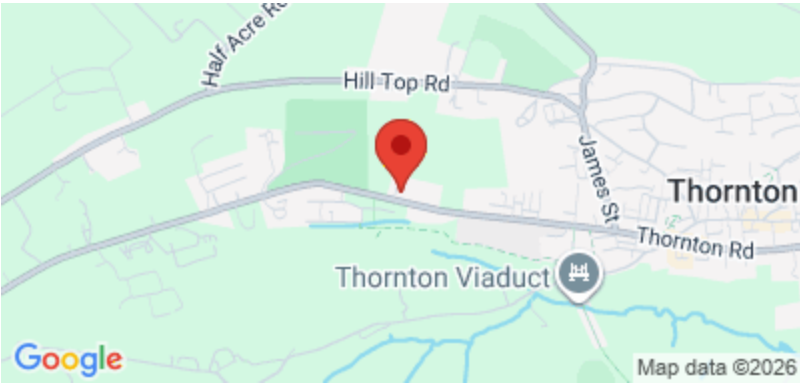
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.