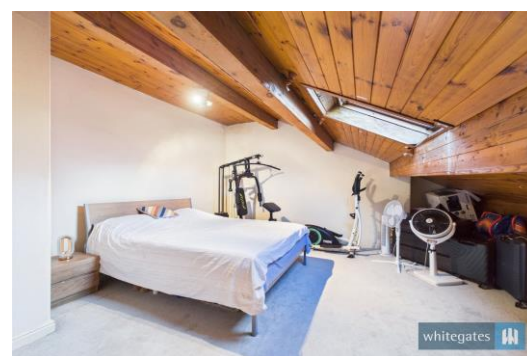


whitegates



West Park Terrace, Bradford, BD8



2



1



1



EPC E

Guide Price: £110,000 - £115,000

Freehold



West Park Terrace, Bradford, BD8 9SQ

2/3 Bedrooms
1 Bathroom
1 Reception Room

**Guide Price: £110,000 -
£115,000**

- Front Facing Back To Back
- Two/Three Bedrooms
- Set Over Three Floors
- BD8 Location
- NO CHAIN
- Council Tax Band: A

Impressive two/three stone fronted front back to back terraced house offering well-presented accommodation with many attractive features throughout. Ideal Investment or Starter Home.

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, 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 bathroom suite. To the second floor there is a further bedroom with a sealed unit double glazed skylight window.

OFFERED WITH NO CHAIN

GROUND FLOOR

Living Room

14'11" x 13'4" (4.55m x 4.06m)

Having the door and window to the front elevation, a central heating radiator, telephone and television points and a gas fire.

Kitchen

12'7" x 4'10" (3.84m x 1.47m)

Offering a fitted kitchen with a range of wall and base units, with contrasting work surfaces and incorporating a sink and drainer with tiling to splash backs. electric oven, gas hob, cooker hood, plumbing for washing machine, a central heating radiator, stairs to the first floor and a door to the cellar.



FIRST FLOOR

First Floor Landing

Having stairs from the kitchen, a central heating radiator and stairs to the second floor.

Bedroom One

15'11" x 11'2" (4.85m x 3.4m)

Having a window to the front elevation, a central heating radiator, built in wardrobes and a combination central heating boiler.



Occasional Room

10'4" x 7'1" (3.15m x 2.16m)

Currently used as a bedroom with a central heating radiator and built in wardrobes.

Bathroom

Offering a window to the front elevation, a central heating radiator, a bath with shower over, wash hand basin, Wc and being partly tiled.



SECOND FLOOR

Bedroom Three

17' x 15'1" (5.18m x 4.6m)

Having a velux window to the front elevation and a central heating radiator.



EXTERNALLY

Being a paved yard with walled and fenced borders.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

01274 306611
 bradford@whitegates.co.uk
 www.whitegates.co.uk

Whitegates Bradford
 65 Darley Street, Bradford, West
 Yorkshire, BD1 3HN



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

