



18 Mexborough Road, Bradford, BD2 1BL

NO CHAIN – inner terrace currently providing TWO/THREE bedroom accommodation. Benefiting from a recent cosmetic refresh we feel this fine example will appeal to a variety of buyers. The LONG DISTANCE VIEWS (from rear elevation) and 22FT LOWER GROUND FLOOR ROOM further add to the appeal here. Handy for the ring road and the train station. Contact Robert Watts to arrange YOUR VIEWING today.

£120,000

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COUNCIL TAX Bradford

Band A

TENURE Freehold

DIRECT ACCESS TO KITCHEN

KITCHEN 13' (3.96) max overall x 9'4" (2.84)

Selection of wall and base units, work tops, sink unit, plumbed for washing machine/dishwasher - access to lower ground floor area

LOWER GROUND FLOOR ROOM 22'6" x 9'9" (6.86m x 2.97m)

Good size multi-purpose room - door provides access to rear garden, useful under stairs store, plumbed for washing machine

LIVING ROOM 13'4" (4.06) x 10' (3.05) plus staircase

Picture window to enjoy the views, useful window seat / store built in - open staircase to first floor

BEDROOM 1 10'4" x 7'8" max (3.15m x 2.34m max)

OCCASIONAL BEDROOM 2 12'4" x 9'9" (3.76m x 2.97m)

Providing access to attic

ATTIC 13'4" x 13' (4.06m x 3.96m)

BATHROOM Three piece white suite - useful store closet

OUTSIDE Fore yard to front, pleasant enclosed garden to rear

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





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