



54 Victoria Road, Eccleshill, Bradford, BD2 2DJ

NO CHAIN – Inner terrace currently providing TWO BEDROOM accommodation. This well-proportioned example will appeal to a variety of buyers including BUY TO LET (rent potential circa £650 PCM) Offering access to multiple local amenities, schools and being around 2miles (approx. 10mins) to Apperley Bridge train station. Contact Robert Watts to arrange YOUR VIEWING today.

£125,000

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COUNCIL TAX Bradford

Band A

TENURE Freehold

FLYING FREEHOLD Please be aware a section of this property has a flying/creeping freehold element which may affect your ability to obtain a mortgage, please contact us for further details

ENTRANCE HALL

LIVING ROOM 14'9" x 12'7" (4.5m x 3.84m)

Access to cellar, closet housing boiler

HALLWAY Additional entry / exit

KITCHEN 10'6" x 9'1" (3.2m x 2.77m)

Selection of wall and base units, work tops, sink unit, built in oven hob and extractor, plumbed for washing machine

LANDING

BEDROOM 1 11'7" x 8'9" (3.53m x 2.67m)

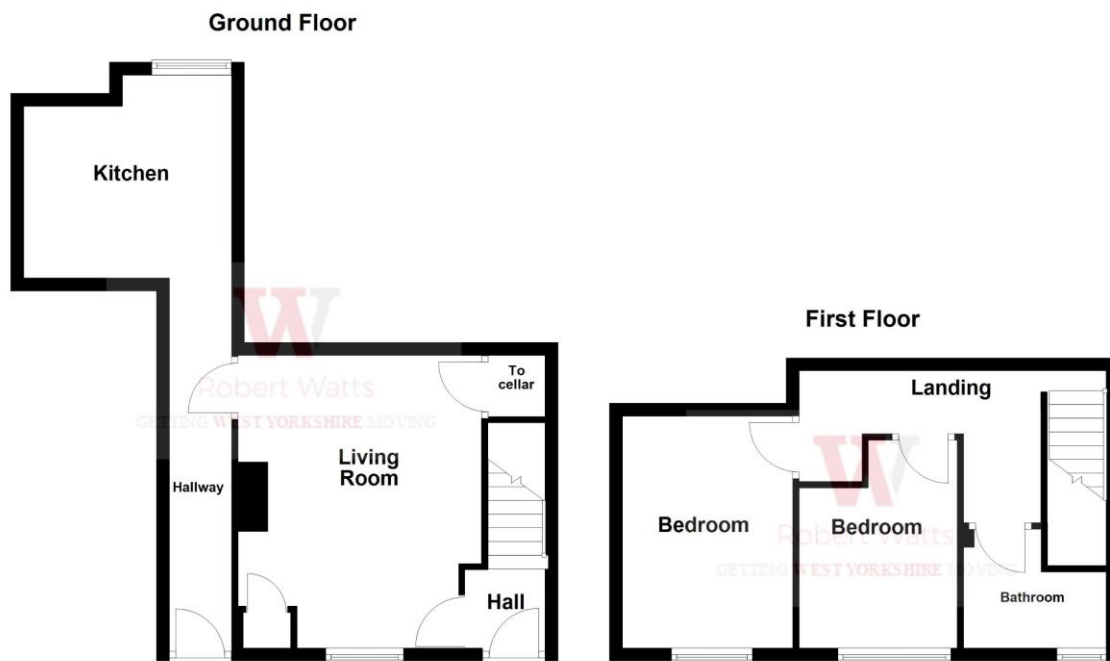
Useful store closet

BEDROOM 2 11'8" x 8'7" (3.56m x 2.62m)

BATHROOM Three piece white suite

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		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		