



## 65 Mandale Road, Bradford, BD6 3JS

A super opportunity has arisen to purchase this 1930's bay fronted, THREE BEDROOM SEMI DETACHED. Located on this popular tree lined street offering easy access to the local schools it is an ideal FAMILY HOME. Owned by the same family since new, it is situated on a good sized plot it requires some modernisation but is priced to reflect and is available with NO CHAIN. Comprises hall, lounge, dining kitchen, three bedrooms and bathroom with lawned gardens to the front and rear and potential off street parking. Benefits from GCH & mostly uPVC DG.

£150,000

# 65 Mandale Road, Bradford, BD6 3JS

## **ENTRANCE HALL**

Stain glass window

## **LOUNGE 13'4" x 10'1" (4.06m x 3.07m)**

Bay window. Feature fireplace with electric fire

## **KITCHEN 14'4" x 9'5" (4.37m x 2.87m)**

Wall and base units, sink and drainer. Rear door

## **BEDROOM ONE 11'1" x 7'8" (3.38m x 2.34m)**

## **BEDROOM TWO 7'8" x 9 (2.34m x 9)**

## **BEDROOM THREE 8'2" (2.5) x 5'9" (1.75) max with bulkhead**

## **BATHROOM**

Three piece suite with shower over bath, sink and W.C

## **OUTSIDE**

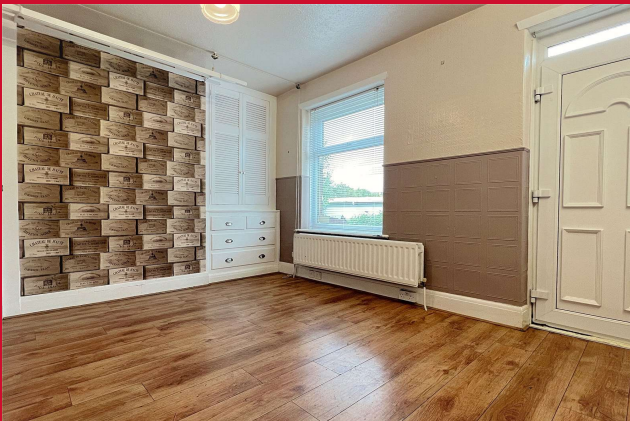
Garden to the front, potential to create off road parking (subject to permissions). Good size garden to the rear with patio area

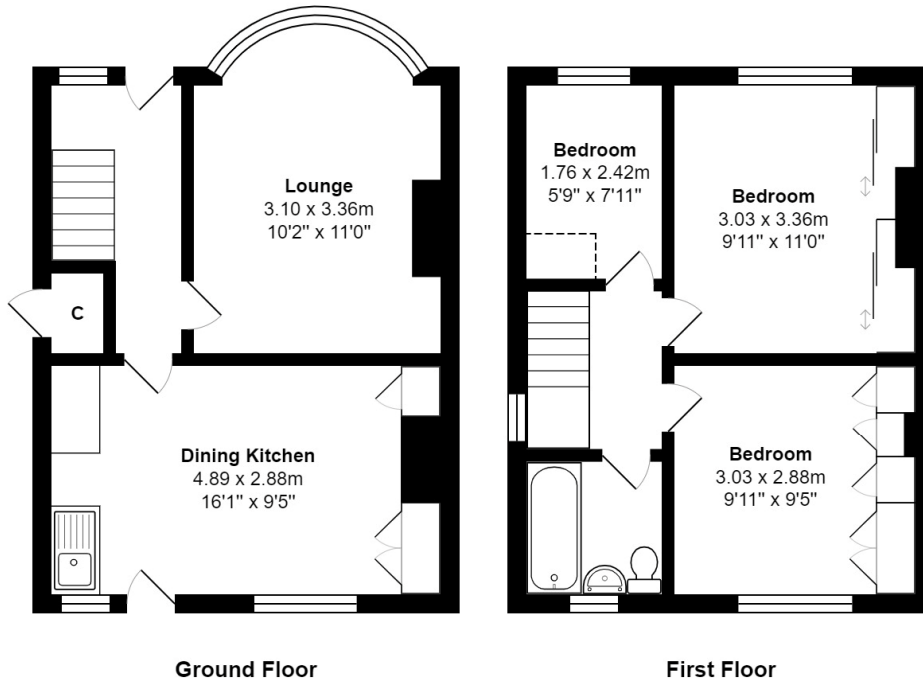
## **FURTHER INFORMATION**

Council Tax - Band B

Tenure - Freehold

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.





Total Area: 63.9 m<sup>2</sup> ... 688 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

**T** 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk  
 Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

**f** RWEstateAgents **t** @robertwatts\_

arla | propertymark naea | propertymark