



2 Greentrees, Woodside, Bradford, BD6 2NL

**** SUPERB CORNER PLOT POSITION ** VAST AMOUNT OF SCOPE **** Family sized SEMI DETACHED which offers spacious accommodation throughout. The property is in need of decoration and minor cosmetic repair, yet the plot in which it sits shows its true value! Briefly comprising: entrance hall, lounge dining kitchen. **THREE GOOD SIZE BEDROOMS** and family bathroom. Externally, are gardens to the front, side and large gardens to the rear with off road parking. Well placed for amenities, public transport to Bradford and Halifax plus the motorway links a short distance away. **VIEWING ADVISED**

Offers Over £155,000

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ENTRANCE HALL

Stairs to first floor

LOUNGE 11' x 20' (3.35m x 6.1m)

Good size reception room with dual aspect windows and feature fire surround. Laminate flooring

KITCHEN 11' x 18' (3.35m x 5.49m)

Selection of wall and base units. Worktops, sink and drainer. Range cooker, plumbing for washer and space for under counter appliances. Under stair store area

BEDROOM ONE 11'2" x 10'10" (3.4m x 3.3m)

BEDROOM TWO 11'4" x 13'10" (3.45m x 4.22m)

BEDROOM THREE 8'3" x 8'6" (2.51m x 2.6m)

BATHROOM

Three piece suite

OUTSIDE

Sat on a large corner plot with a vast amount of scope to extend (subject to permission). Gardens to three sides, mainly laid to lawn with off road parking to the rear and patio areas

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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