



11 Orleans Street, Off Halifax Road, Bradford, BD6 2EL

**** SUBSTANTIAL END FRONT TERRACED PROPERTY ** OFFERED WITH NO CHAIN ** IDEAL FOR FIRST TIME BUYERS LOOKING TO GET ON THE HOUSING LADDER ** WELL PLACED FOR AMENITIES ****

Stone built property briefly comprising: entrance vestibule, opening through to a dining kitchen, keeping cellar and lounge. Double bedroom and house bathroom to the first floor with an additional TWO double bedrooms to the second floor. Benefitting from GCH,DG and there is a pleasant yard to the front. Ideal for many amenities, commute to Halifax and Bradford plus further afield via the Motorway Network.

£140,000

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

f [RWEstateAgents](https://www.facebook.com/RWEstateAgents) **t** [@robertwatts_](https://twitter.com/@robertwatts_)

[arla | propertymark](#) [naea | propertymark](#)

11 Orleans Street, Off Halifax Road, Bradford, BD6 2EL

ENTRANCE VESTIBULE

Opening through to the dining kitchen

EXTENDED DINING KITCHEN 18'7" (5.66) max overall x 10'1" (3.07) max

Fitted kitchen with a selection of wall and base units, worktops with sink and drainer. Freestanding range style cooker and extractor. Double doors opening to the lounge and access to the cellar

CELLAR

Useful keeping cellar with power and light

LOUNGE 18'7" (5.66) max x 13'10" (4.22) max

Open stairs leading to the first floor and feature fireplace

FIRST FLOOR

BEDROOM ONE 12'8" x 9'8" (3.86m x 2.95m)

Fitted wardrobes to alcove

BATHROOM

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

SECOND FLOOR

BEDROOM TWO 18'7" (5.66) max x 7'1" (2.16) max

Gable window

BEDROOM THREE 11'10" x 7'9" (3.6m x 2.36m)

OUTSIDE

Good size, low maintenance yard area to the front. Small additional section (formerly the outside toilet block) is a short distance up the road

BUYER DISCLAIMER

Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service

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: 84.3 m² ... 907 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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