



31 Roxby Street, Bradford, BD5 7NU

**** OFFERED WITH NO CHAIN **** Well placed for many amenities and situated within this popular residential area of BD5 is this spacious **THREE BEDROOM** inner through terrace. In need of some updating we feel this will be an ideal purchase for investors and those looking to step onto the housing ladder. Benefitting further from GCH, DG, gardens to front and rear, the overall attic room has vast potential to split to create additional accommodation.

Guide Price £110,000

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ENTRANCE PORCH

Direct access to the lounge

LOUNGE 14'6" x 13'3" (4.42m x 4.04m)

KITCHEN 10'2" x 8'7" (3.1m x 2.62m)

Fitted kitchen with sink and drainer. Oven, hob and extractor. Plumbing for washer and tiled floor.

BEDROOM ONE 13'3" x 11'1" (4.04m x 3.38m)

Store cupboard

BEDROOM TWO 7'10" x 7 (2.4m x 7)

Store cupboard

BEDROOM THREE 13'9" x 13'4" (4.2m x 4.06m)

Store cupboard

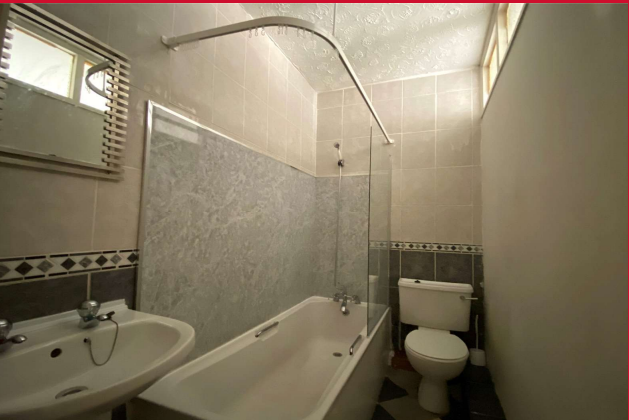
BATHROOM

Three piece suite with mixer taps. Tiled and borrowed light from bedroom two

OUTSIDE

Paved gardens to front and 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.





Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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