



1 Brownroyd Fold, Bradford, BD5 9AJ

**** OFFERED WITH NO CHAIN ** VERY WELL CARED FOR END TOWN HOUSE ** LARGE GARDENS AND PLENTY OF PARKING TO REAR **** Viewing is strongly advised for this lovely end town house which has had 1 owner from new! Spacious throughout and briefly comprising: lounge, dining kitchen, TWO DOUBLE BEDROOMS and family bathroom. Externally are pleasant gardens to the front, good size lawned gardens to the rear and access road leading to large parking area to rear. We feel this is an excellent purchase for first time buyers/young families and strongly urge early arrangement of viewing. Many local amenities close by, schools and commute to the city center.

£135,000

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ENTRANCE

Direct into the lounge

LOUNGE 12'3" x 18'3" (3.73m x 5.56m)

Lovely size reception room with open stairs to the first floor, feature fireplace housing gas fire and useful understair store cupboard

DINING KITCHEN 12'3" x 13'11" (3.73m x 4.24m)

With an array of wall and base units, worktops with sink and drainer, free standing cooker and plumbing for washer. Door leading to the rear

FIRST FLOOR

Landing area with loft access

BEDROOM ONE 12'3" x 14'11" (3.73m x 4.55m)

Good size double bedroom

BEDROOM TWO 12'3" x 8'2" (3.73m x 2.5m)

BATHROOM

Three piece suite with shower over panelled bath, sink and w/c. Large over stair cupboard.

OUTSIDE

To the front are lawned gardens with mature shrub boarder, path leading down to the side and LARGER THAN EXPECTED lawned gardens to the rear with planted boarders, potential for extension or conservatory (subject to permissions). Beyond the gardens parking is available for several cars.

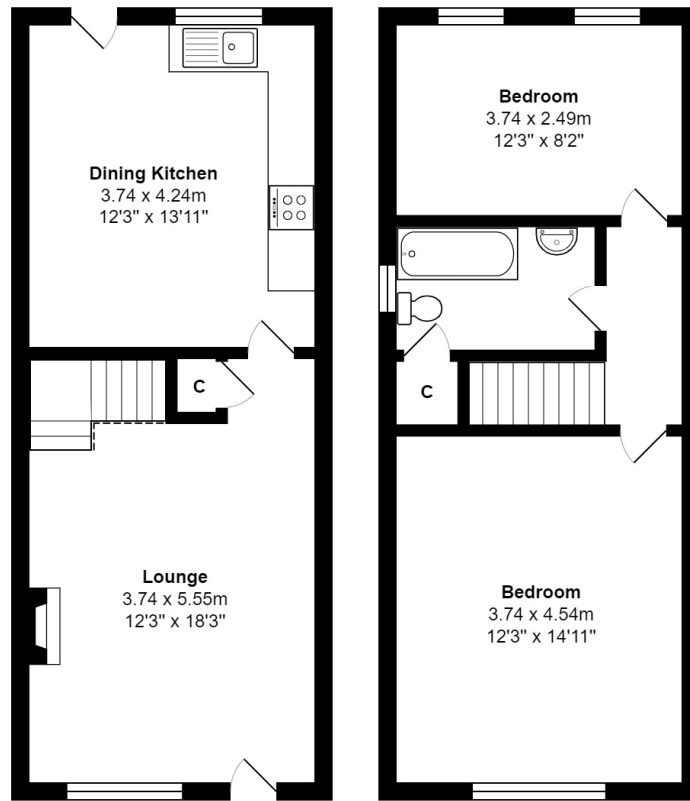
FURTHER INFORMATION

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.





Ground Floor

First Floor

Total Area: 74.4 m² ... 801 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	61	
(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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