



3 Roxby Street, Bradford, BD5 7NU

**** OFFERED WITH NO CHAIN ** IDEAL FIRST TIME PURCHASE **** Viewing is strongly advised for this traditional INNER THROUGH TERRACED property which has had many improvements over recent years. Briefly comprising: Lounge, modern kitchen, TWO DOUBLE BEDROOMS (one being attic) and large family bathroom. Benefitting from GCH and DG there are pleasant gardens to the front and rear plus the property offers plenty of potential to create additional living space if required. Well placed for many amenities, Bradford City Centre and good commuter links.

£115,000

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ENTRANCE

Direct access into the lounge

LOUNGE 14'7" x 13'4" (4.45m x 4.06m)

Feature fireplace and laminate flooring

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

Recently fitted 18 months ago. Worktops, freestanding cooker and appliances. The boiler is 2 1/2 years old

BEDROOM ONE 11'5" x 13'4" (3.48m x 4.06m)

ATTIC BEDROOM 13'6" x 13' (4.11m x 3.96m)

Velux window

BATHROOM

Large, spacious bathroom with shower over bath, sink and W.C

OUTSIDE

Astro Turf garden to the rear with patio, greenhouse and shed

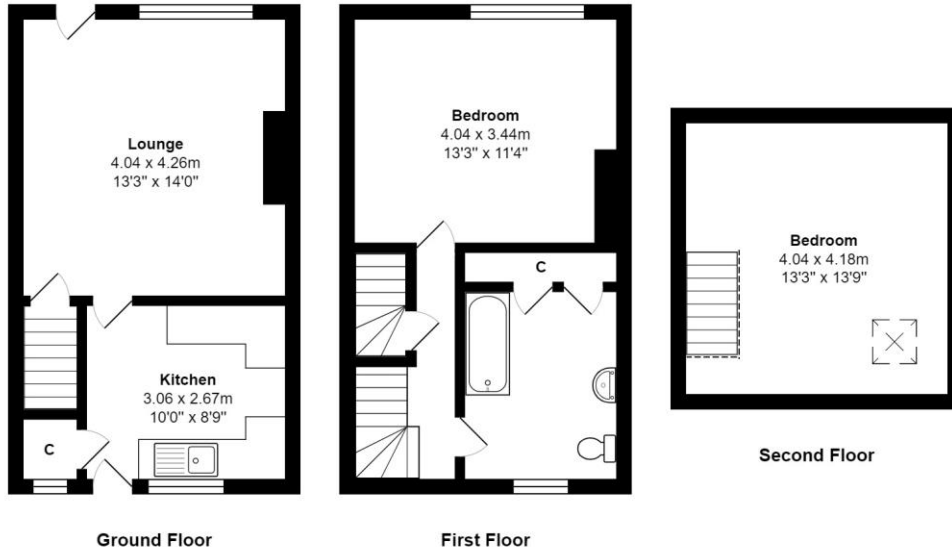
FURTHER INFORMATION

Council Tax - Band A

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: 74.2 m² ... 798 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		83
(69-80) C		
(55-68) D	59	
(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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