



54 Beldon Lane, Bradford, BD7 4LF

**** SWIFT MOVE SALE - QUICKER COMPLETION: ASK FOR FURTHER INFORMATION ****

FANTASTIC YOUNG FAMILY HOME/FIRST TIME PURCHASE! EXTENDED STONE BUILT INNER THROUGH TERRACED HOUSE ****VIEWING STRONGLY ADVISED**** spacious property briefly comprising: entrance vestibule, lounge, dining room, kitchen extension. TWO first floor bedrooms and modern family bathroom with **OVERALL ATTIC ROOM**. Externally are pleasant low maintenance gardens to front and rear. Situated within this popular part of Horton Bank Top, BD7, ideal for many amenities, schools and commute to the city centre.

£139,950

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ENTRANCE VESTIBULE

LOUNGE 13'9" x 14'8" (4.2m x 4.47m)

Good size reception room with decorative coving and feature fireplace housing gas fire

DINING ROOM 10'11" x 8'3" (3.33m x 2.51m)

Laminate flooring

KITCHEN EXTENSION 10' x 9'8" (3.05m x 2.95m)

Fitted kitchen with a range of wall and base units, worktops, sink and drainer. Plumbing for washer and cooker point

FIRST FLOOR

BEDROOM ONE 13'11" x 8'4" (4.24m x 2.54m)

Feature cast iron fireplace

BEDROOM TWO 8'4" x 8'8" (2.54m x 2.64m)

Fitted cupboard housing the boiler

BATHROOM Modern three piece suite with shower over panelled bath and screen. Sink and W.C

ATTIC ROOM 16'11" x 10'8" (5.16m x 3.25m)

Overall attic room with fitted wardrobes and Velux window. Potential to create additional room (subject to permissions)

OUTSIDE Low maintenance gardens to the front, enclosed gardens to the rear mainly paved with raised bedding area

FURTHER INFORMATION Council Tax - Band A

Tenure - Freehold

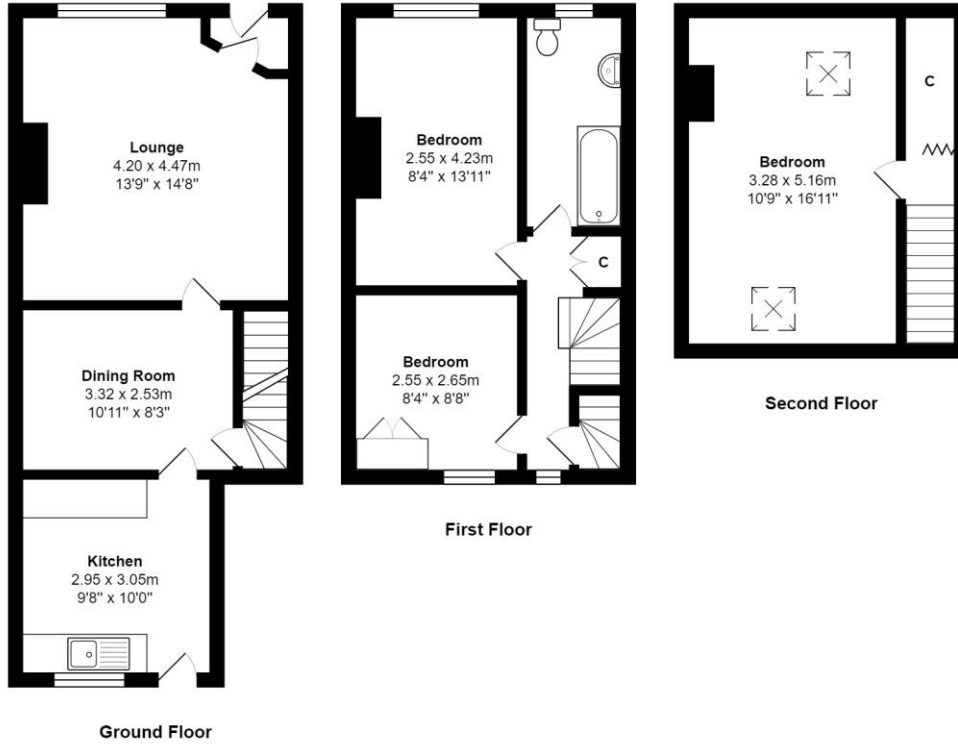
MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up to repayments on your mortgage.

SWIFTMOVE INFORMATION This property benefits from a Swift Move legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to sign an agreement to pay £420 inc vat for the pack on completion before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

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: 91.3 m² ... 982 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(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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