



## 166 Brownroyd Hill Road, Bradford, West Yorkshire, BD6 1RY

**\*\* VIEWING HIGHLY ADVISED \*\*** Of interest to ALL BUYERS is this Stone built THROUGH TERRACED property currently providing Entrance vestibule, lounge, BREAKFAST KITCHEN, useful basement and THREE GOOD SIZE BEDROOMS (one being overall attic room). Having GCH, DG and paved gardens to front and rear the property is well placed for many of the amenities Wibsey Village has to offer including Primary and Secondary schools, transport links and Motorway Connections.

£125,000

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## **ENTRANCE VESTIBULE**

Leading into the lounge

## **LOUNGE 14'1" x 16'3" (4.3m x 4.95m)**

Solid wood flooring and feature fireplace. Cupboard to alcove

## **KITCHEN 16'7" x 8'8" (16'7" x 2.64m)**

Selection of wall and base units, worktops and circular sink. Oven, hob, extractor and plumbing for washer. Stable door to the rear and access to the basement

## **BASEMENT**

Useful store area with power and light

## **BEDROOM ONE 13'9" x 11'1" (4.2m x 3.38m)**

## **BEDROOM TWO 7'7" x 8'7" (2.3m x 2.62m)**

Cupboard overstairs

## **ATTIC BEDROOM THREE 17'3" x 14' (5.26m x 4.27m)**

Overall attic room with Velux window

## **BATHROOM**

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

## **OUTSIDE**

Garden to the front and yard area to the rear

## **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.

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.



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