



7 Woodroyd Terrace, Bradford, West Yorkshire, BD5 8PQ

**** VIEWING ADVISED ** FOUR BEDROOMS ** OFFERED WITH NO CHAIN **** Viewing is strongly advised for this INNER THROUGH TERRACED property situated within this convenient of localities, close to many amenities, schools, children's park and city centre. Briefly comprising: entrance vestibule, lounge, kitchen, basement, two first floor bedrooms, bathroom and a further two attic bedrooms. Externally are gardens to front and rear gardens overlooking the playing fields. The property is an ideal family home for purchasers looking to 'make their own mark'.

£110,000

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ENTRANCE

Direct into the lounge

LOUNGE 13'8" x 13'8" (4.17m x 4.17m)

Good size lounge with feature brick fire surround leading into alcove

KITCHEN 13'8" x 8' (4.17m x 2.44m)

Fitted kitchen with a selection of wall and base units, worktops with circular sink and drainer. Space for free standing appliances, plumbing for washer and cooker point. Access to basement

BASEMENT

Useful store area with power and light

FIRST FLOOR

BEDROOM ONE 13'8" x 13'8" (4.17m x 4.17m)

Good size master bedroom

BEDROOM TWO 9'2" x 5'4" (2.8m x 1.63m)

BATHROOM

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

ATTIC BEDROOM THREE 13'8" x 10'4" (4.17m x 3.15m)

Velux window and store cupboard

ATTIC BEDROOM FOUR

Velux window and store cupboard

OUTSIDE

Garden to front and garden yard to rear with double gated access, overlooking the playing fields

FURTHER INFORMATION

Council Tax - Band A

Tenure - Freehold

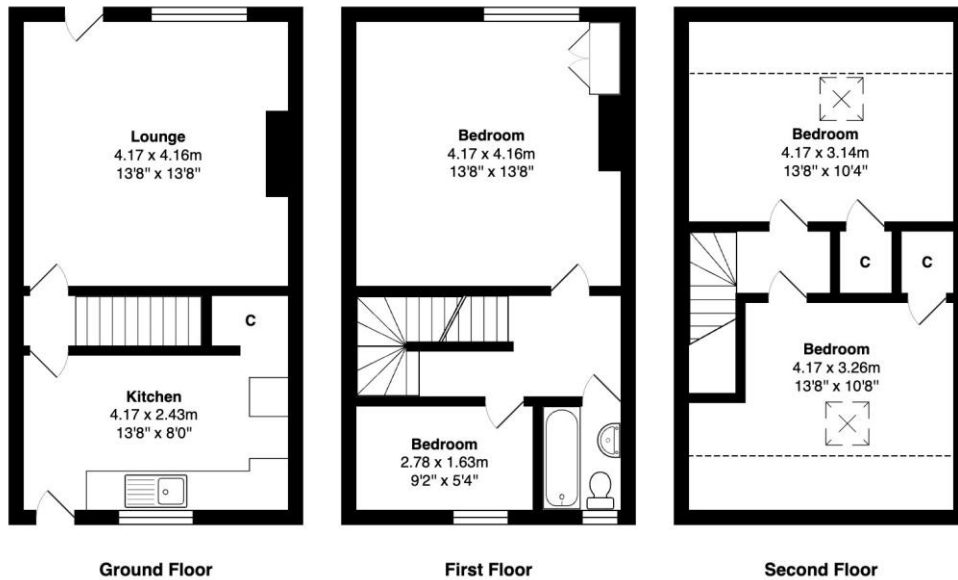
MORTGAGES

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.

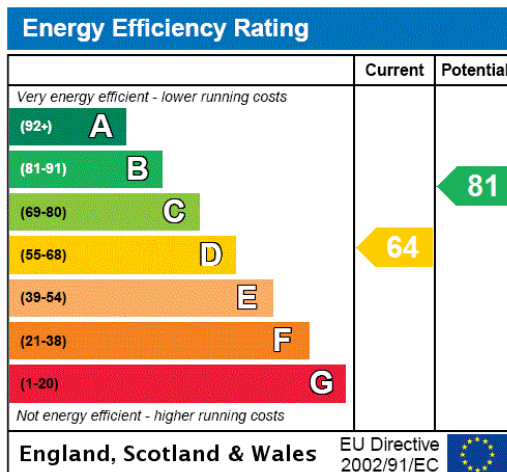
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.





Total Area: 96.2 m² ... 1036 ft²

All measurements are approximate and for display purposes only



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