



38 St. Margarets Road, Bradford, BD7 3AB

**** POPULAR RESIDENTIAL LOCATION ** CLOSE TO CITY CENTER AMENITIES, UNIVERSITY, COLLEGE AND MUCH MORE ** DOUBLE FRONTED FRONT BACK TO BACK **** Viewing is strongly advised for this stone built property which offers potential to create additional living accommodation (subject to permissions). Briefly comprising: entrance vestibule, lounge, kitchen and basement. DOUBLE BEDROOM to the first floor and large bathroom PLUS large attic room with Velux window. Externally is a garden yard to the front.

£125,000

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ENTRANCE VESTIBULE

LOUNGE 13'5" x 15'4" (4.1m x 4.67m)

Overhead cupboard to alcove and access to first floor

KITCHEN 6' x 12'1" (1.83m x 3.68m)

Fitted kitchen with a selection of wall and base units. Worktops, sink and drainer. Oven, hob, extractor and plumbing for washer. Access to the basement and side entrance

BASEMENT

Useful storage area with window

FIRST FLOOR

Landing area and access to second floor

BEDROOM ONE 11'8" x 15'4" (3.56m x 4.67m)

BATHROOM

Large bathroom, fully tiled with panelled bath, mixer taps, sink and W.C

SECOND FLOOR

ATTIC ROOM 19'11" x 11'8" (6.07m x 3.56m)

With Velux window and under eave storage

OUTSIDE

Yard to the front

FURTHER INFORMATION

Council Tax - Band A

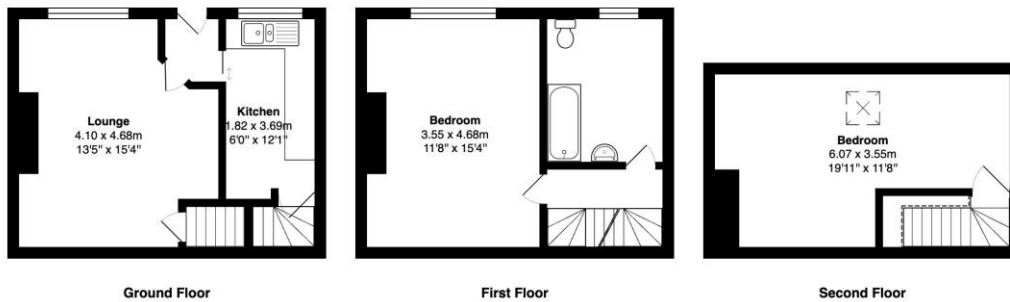
Tenure - Freehold

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: 78.4 m² ... 844 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		87
(69-80) C		
(55-68) D	58	
(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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