



## 1015 Manchester Road, Bradford, West Yorkshire, BD5 8NF

SPACIOUS INNER TERRACED PROPERTY! Offered with no chain is this TWO BEDROOM home providing ample living accommodation throughout. Situated close to many local amenities including Shops, Schools, Sport Centres, Bradford Bulls Stadium and ideal for public transport commute to Bradford City Centre and the Motorway Network M606/M62. We feel this will appeal to a full variety of Buyers or encourage a detailed inspection to fully appreciate the size of accommodation on offer. Additional benefits include GCH, Upvc DG and small garden area to rear.

**£95,000**

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## **DIRECT ACCESS TO LOUNGE**

### **LIVING ROOM 15'1" x 16'1" (4.6m x 4.9m)**

Sizeable living room with a feature fire surround.

### **DINING KITCHEN 14'3" x 10'11" (4.34m x 3.33m)**

Fitted kitchen with wall and base units, worktops, sink unit, plumbing for an automatic washer, free standing oven/hob. Splash back tiled walls. Access to cellar - good size space.

### **BEDROOM ONE 16'1" x 14'1" (4.9m x 4.3m)**

Feature fireplace

### **BEDROOM TWO 8'11" x 7'11" (2.72m x 2.41m)**

## **BATHROOM**

Four piece suite with bath, shower cubicle, vanity sink, storage cupboard, access to loft.

## **OUTSIDE**

Pleasant low maintenance garden area to rear

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: approx. 83.0 sq. metres (892.9 sq. feet)  
Please note: This plan is for general guide only and does not constitute an offer of any financial product. Plans produced using iMetric.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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