



34 Westbury Road, Bradford, BD6 3NH

**** LARGE SOUTH FACING GARDENS TO THE REAR ** POPULAR STYLE OF SEMI DETACHED ** IN NEED OF COSMETIC UPDATING THROUGHOUT **** Ideal for those looking to get on the property ladder is this **THREE BEDROOM** property which has vast potential within the grounds to create more (subject to permissions). Benefitting further from GCH, DG and off road parking. The property is well placed for many amenities, shops, schools and commute. **PRICED TO SELL**

£145,000

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ENTRANCE HALL

Stairs leading to the first floor

LOUNGE 12'10" x 12'4" (3.9m x 3.76m)

Stone fireplace extending into alcoves

DINING KITCHEN 16'8" x 8' (5.08m x 2.44m)

Fitted kitchen with a selection of wall and base units, worktops with sink and drainer. Oven, hob and plumbing for washer

FIRST FLOOR

BEDROOM ONE 10' x 11'2" (3.05m x 3.4m)

Fitted wardrobes into alcove

BEDROOM TWO 10' x 9'3" (3.05m x 2.82m)

Cupboard housing boiler

BEDROOM THREE 7'4" x 5'10" (2.24m x 1.78m)

BATHROOM

Three piece suite

OUTSIDE

Sat on a good size plot with a vast amount of scope. Gardens to the front with bin store. Driveway leading to a hard standing area. Great size rear gardens with plenty of mature shrubs, permanent built BBQ and large seating patio, having a southerly aspect

BUYER DISCLAIMER

Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

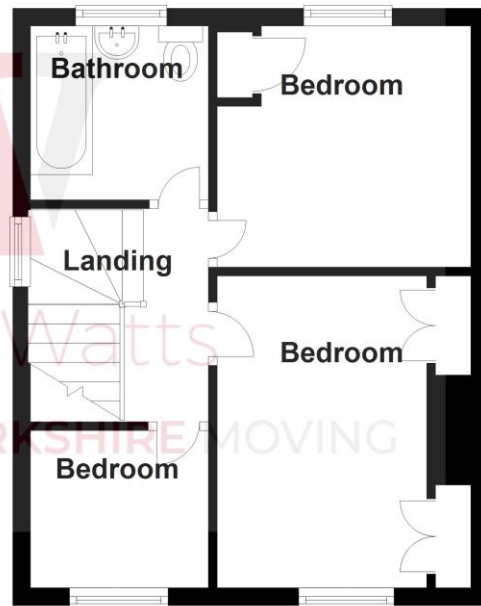
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		