



83 Carr Bottom Road, Bankfoot, Bradford, BD5 9AG

**** OFFERED WITH NO CHAIN **** POPULAR RESIDENTIAL AREA WHERE PROPERTIES ARE CONTINUING TO SELL WELL! ** Viewing is strongly advised for this INNER TOWN HOUSE offering THREE BEDROOM accommodation which has been 'well looked after' over the years. Benefitting from GCH, DG, off road parking and low maintenance gardens to the rear. Ideal first time purchase and for young families. Well placed for many amenities, shops schools, transport links to Bradford and Halifax plus the motorway network a short distance away.

£160,000

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ENTRANCE HALL

LOUNGE 13'8" x 11'10" (4.17m x 3.6m)

Feature fireplace and part glass wall from the kitchen allowing plenty of natural light.

DINING KITCHEN 14'11" max x 10'2" (4.55m max x 3.1m)

Selection of wall and base units, worktops with sink and drainer, oven, hob and extractor. Plumbing for washer and pantry area.

FIRST FLOOR

BEDROOM ONE 13'4" x 9'7" (4.06m x 2.92m)

BEDROOM TWO 10'11" x 9'7" (3.33m x 2.92m)

Useful store cupboard

BEDROOM THREE 4'11" x 7'7" (1.5m x 2.3m)

Cupboard housing recently installed boiler

SHOWER ROOM

Modern shower room with oversize cubicle, sink and w/c

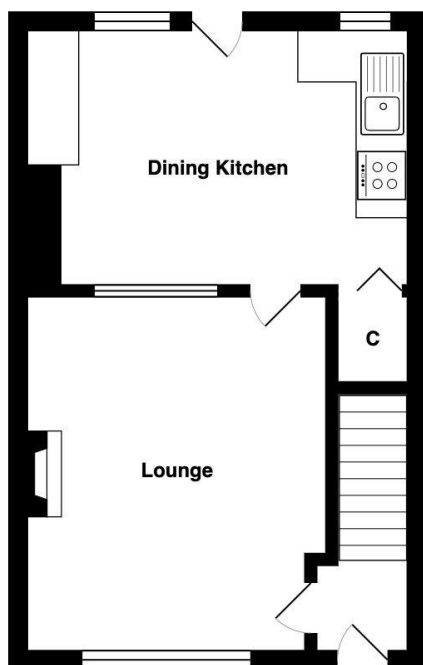
OUTSIDE

Off road parking to the front and good size low maintenance paved gardens to the rear.

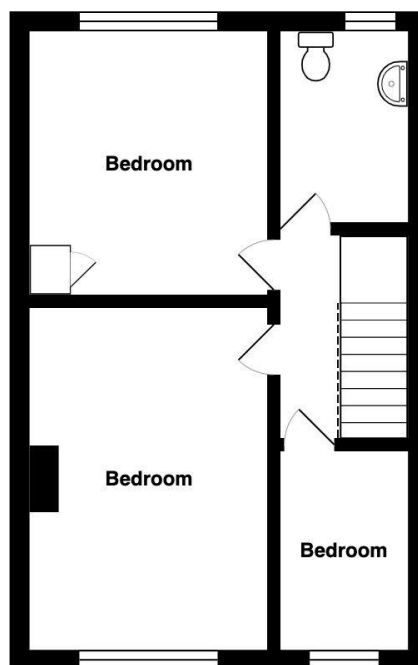
BUYERS DISCLAIMER Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		