



77 Mandale Road, Bradford, BD6 3JS

**** NO CHAIN ** LOVELY GARDENS TO THE REAR **** Traditional bay window SEMI DETACHED offering THREE BEDROOM accommodation. We feel this is an ideal purchase for first time buyers looking to get on the housing ladder that are DIY fanatics! Sat on an enviable plot which has scope for extension (subject to the relevant permissions) with good size gardens and an ideal space for family entertaining. Close to many amenities and great commutor links . Viewing strongly advised

£160,000

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ENTRANCE HALL

Stairs leading to first floor

LOUNGE 14' (4.27) max into bay x 12'1" (3.68) max into alcoves

Fireplace housing gas fire

KITCHEN 15' (4.57) max into alcoves x 10'1" (3.07)

Fireplace housing gas fire. Wall and base units, worktops, sink and drainer. Freestanding cooker and plumbing for washer

BEDROOM ONE 9'4" x 11'6" (2.84m x 3.5m)

BEDROOM TWO 10'4" x 9'4" (3.15m x 2.84m)

No radiator

BEDROOM THREE 8'1" x 5'7" (2.46m x 1.7m)

No radiator

BATHROOM

Three piece coloured suite

OUTSIDE

Lawn garden to the front with driveway to the side. Good size garden to the rear, mainly laid to lawn with seating area and ornamental pond

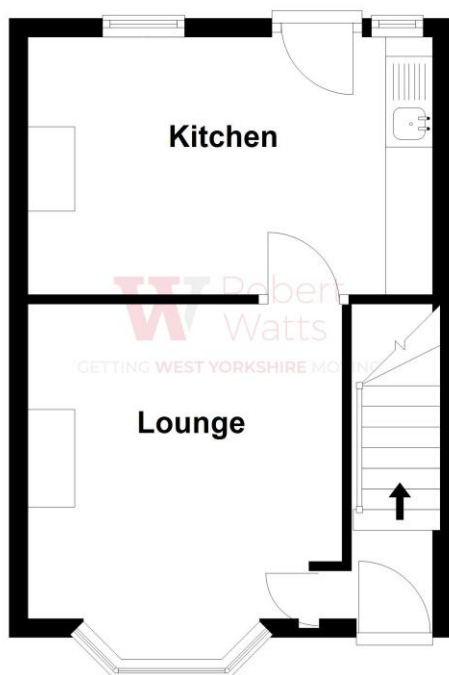
BUYER DISCLAIMER

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.

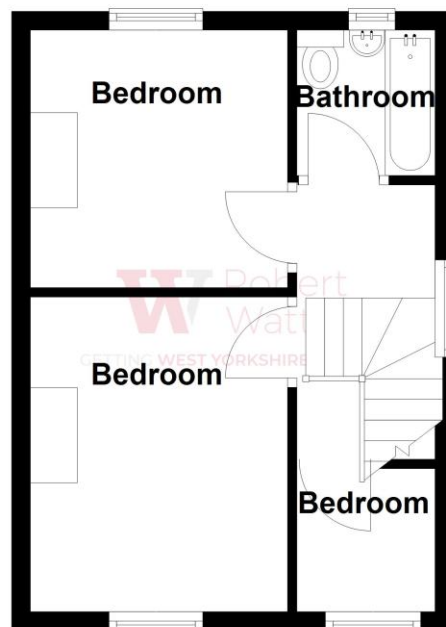
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



77 Mandale Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		