



38 Frimley Drive, Bankfoot, Bradford, BD5 9EP

**** VIEWING ADVISED ** PLENTY OF SCOPE ****

Well presented bay window INNER TOWN HOUSE situated within this sought after part of Bankfoot. Briefly comprising: lounge, dining kitchen, TWO BEDROOMS and house bathroom. Benefitting further from GCH, DG and large loft area which many neighbouring properties have created additional accommodation (subject to the relevant planning). Externally, are gardens to the rear and off road parking to the front.

Offers Over £140,000

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ENTRANCE VESTIBULE

LOUNGE 13'6" x 14'9" (4.11m x 4.5m)

Feature fireplace

DINING KITCHEN 13'6" x 10'9" (4.11m x 3.28m)

Fitted kitchen with a selection of wall and base units. Worktops with splashback tiled walls, sink and drainer. Oven, hob and extractor. Access to basement

BASEMENT

Good size storage area

FIRST FLOOR

BEDROOM ONE 13'6" x 12'3" (4.11m x 3.73m)

Good size bedroom with traditional fireplace

BEDROOM TWO 11'1" x 8'2" (3.38m x 2.5m)

Over stair store cupboard

BATHROOM

Three piece suite with shower over bath and fully tiled walls

OUTSIDE

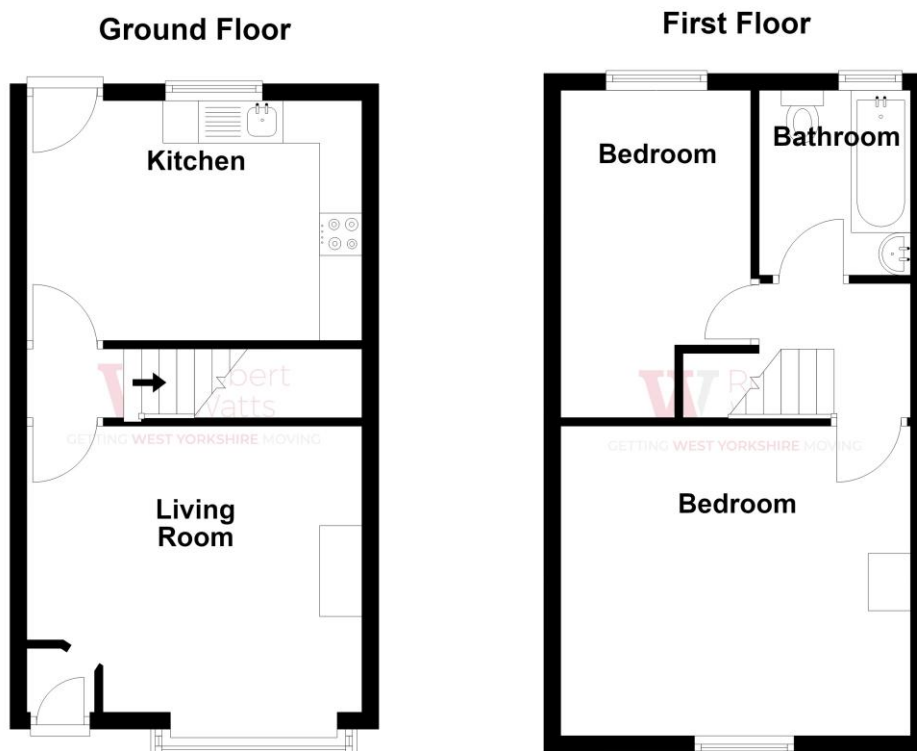
Low maintenance gardens to the rear and parking to the front

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.





38 Frimley Drive

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		