MARTIN S.
ESTATE AGENTS
LONSDALE







Marshfield Street, Bradford,

Asking Price

£74,950

NO CHAIN

- 3 BEDROOM END TERRACE
- NEWLY DECORATED AND CARPETED
- NEW CH RADIATORS
- IDEAL FTB'S OR INVESTORS
- READY TO MOVE INTO
- NEW KITCHEN
- UPVC DG
- NO CHAIN

490 LEEDS ROAD, THACKLEY, BRADFORD BD10 8JH TEL: (01274) 622073 FAX: (01274) 620570
www.lonsdales-estates.co.uk
E-mail: martin@lonsdales-estates.co.uk

Members of the Guild of Professional Estate Agents

**3 BEDROOM END BACK TO BACK TERRACE * NEW KITCHEN * NEW BATHROOM SUITE IN WHITE * NEWLY DECORATED AND CARPETED * GCH & COMBI-BOILER * WOOD GRAIN UPVC DG * READY TO MOVE INTO * IDEAL FTB'S OR INVESTORS PROPERTY * NO CHAIN *



Here we have a 3 bedroom end back to back terrace property on three levels, comprising, lounge, fitted kitchen, cellar, first floor, 2 bedrooms, newly fitted bathroom suite in white, second floor, bedroom 3, gch & combi-boiler, wood grain Upvc dg, front flagged area. Ideal FTB'S or investors property. NO CHAIN.

Lounge: 4.59m x 4.24m (15'0 x 13'10). Upvc dg window to front, fireplace surround, ch radiator.



Kitchen: 3.71m x 1.92m (12'2 x 6'3). Range of wall & base units in modern oak, work tops with black brick effect tiling above, plumbed for an auto-washer, space for a tall boy fridge freezer, stainless steel extractor over a 4 ring gas hob and built in electric oven all in stainless steel, Upvc dg window to front, Vokera combi-boiler, steps down to the cellar.

First Floor: Landing with ch radiator.

Bedroom 1: 4.59m x 4.23m (15'0 x 13'10). Upvc dg window to front, ch radiator, cast iron feature fireplace, recessed area.



Bedroom 2: 4.60m x 1.91m (15'1 x 6'3). Upvc dg window to front, ch radiator.

Bathroom: 2.63m x 1.94m (8'7 x 6'4). Three piece suite in white, chrome fittings, heated chrome towel rail, frosted Upvc dg window, part tiled.

Second floor: Stairs to:-



Bedroom 3: 4.04m x 2.29m (13'3 x 7'6). Dg sky light velux, ch radiator, storage access.

Externally: Front flagged area.

PARTICULARS MISREPRESENTATION ACT 1967 These particulars do not form any part of any contract and any statements are made without responsibility on the part of the agents or the clients. Applicants must investigate for themselves that statements are correct and no agents whether Director or Employee has the authority to make any representation or warranty whatsoever in respect of this property NB FITTED APPLIANCES /MAINS HAVE NOT BEEN TESTED FOR WORKING ORDER. All measurements have been taken using electronic measuring devices and are only approximate.