



**4 Albert Terrace
Bradford, BD12 9BS**

£79,995

Freehold

***** TWO BEDROOM THROUGH BY LIGHT TERRACE - BACKWATER LOCATION - PRICED TO ALLOW FOR UPDATING - NO CHAIN ***** This property has PVCu double glazing and comprises: entrance vestibule, lounge with kitchen area, cellar, landing, two bedrooms, bathroom. To the outside there is an enclosed garden to the front and on street parking is available on Wyke Lane. Tucked away with no vehicular access to the terrace, it is located close to all amenities and is within easy reach of the M62. In need of cosmetic improvement, viewing is recommended.



- TWO BEDROOM THROUGH BY LIGHT TERRACE • BACK WATER LOCATION • LOUNGE WITH KITCHEN AREA

ENTRANCE VESTIBULE

Door to front.

LOUNGE WITH KITCHEN AREA

15'1" x 13'1"

With base and wall units incorporating stainless steel sink unit. Electric hob and oven. Plumbing for automatic washing machine. Access to cellar. Window to front and rear. Radiator.

CELLAR

Providing extra storage space.

LANDING

Window to rear.

BEDROOM ONE

12'5" x 9'6"

Window to front. Radiator.

BEDROOM TWO

11'9" x 4'7"

Window to front. Radiator.

BATHROOM

Part tiled with three piece suite comprising: bath with

shower attachment, wash hand basin, low flush wc.

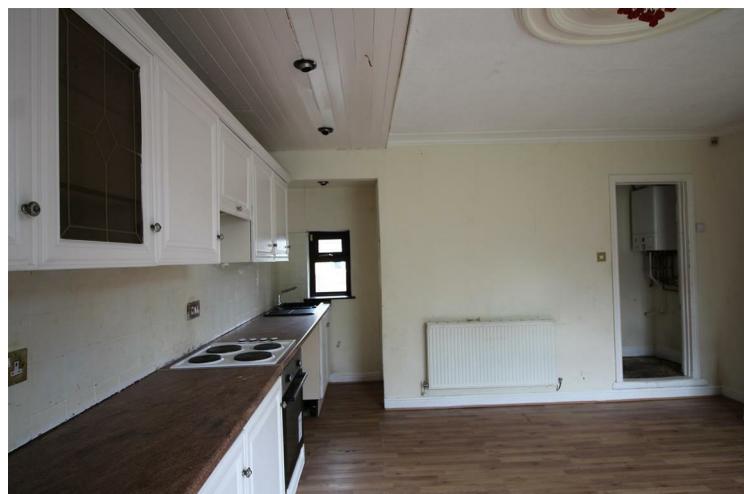
Window to rear. Radiator.

EXTERIOR

Enclosed garden to the front of the property and on street parking on Wyke Lane.

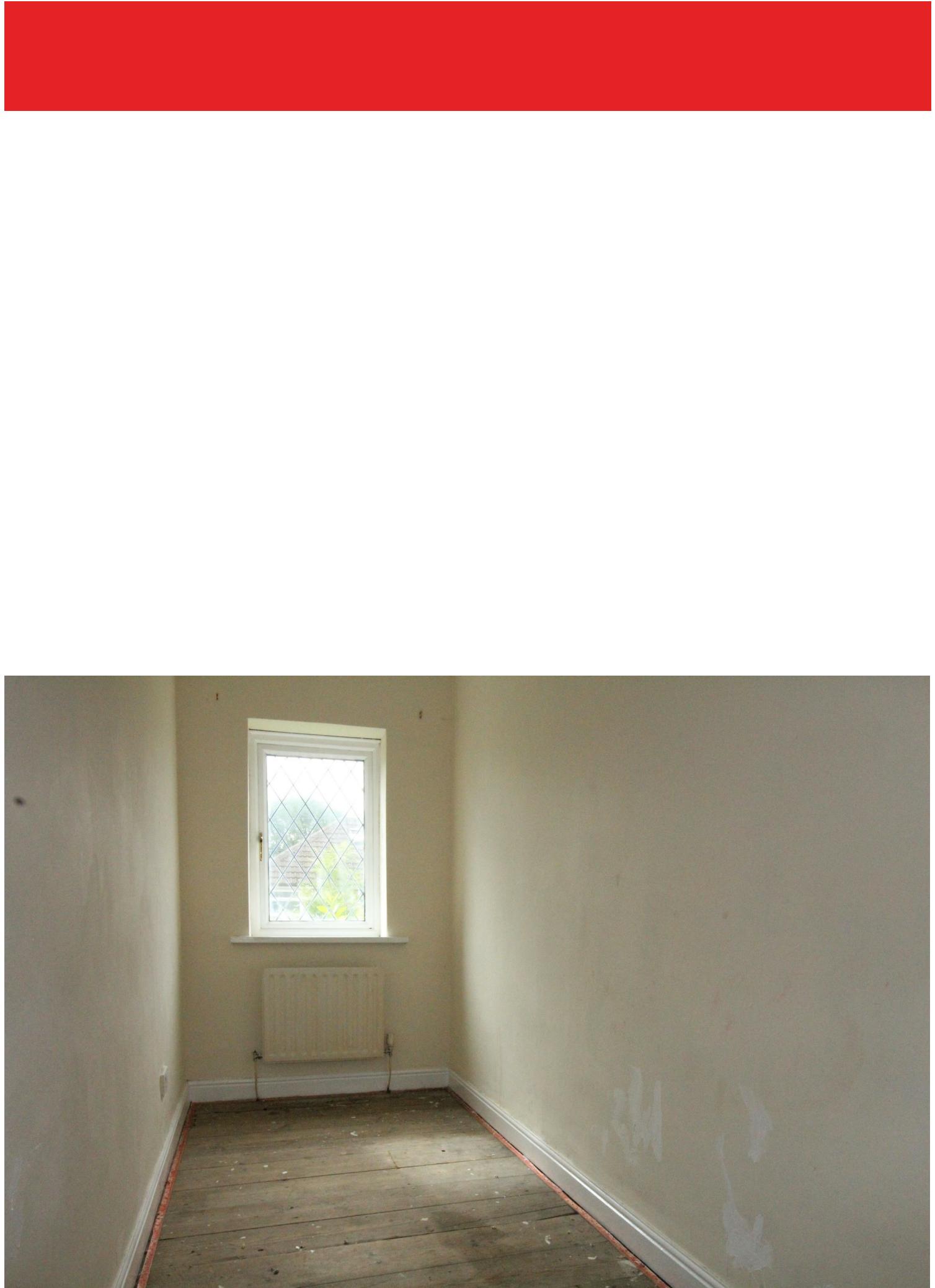
DIRECTIONS

From Wyke centre proceed down Town Gate passing Asda on the left hand side. Take the next left onto Westfield Lane and take the fourth left onto Wyke Lane. The property can only be accessed on foot from Wyke Lane and after passing Wyke Autospares on the left walk up the wide footpath at the side of Hobson Fold (a street sign for Hobson Fold is facing you). Bear right along the path and walk under the archway onto Albert Terrace. Turn left along the path and number 4 will be found on the left hand side, signified by our For Sale board. Access to the property is gained by walking through the gardens of numbers 5 and 6 Albert Terrace.



- ENCLOSED GARDEN TO FRONT • ON STREET PARKING ON WYKE LANE • PRICED TO ALLOW FOR UPDATING • EPC - D • NO CHAIN







Additional Information

Local Authority -

Council Tax - Band

Viewings - By Appointment Only

Floor Area - 635.08 sq ft

Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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