

local  
properties

buy • sell • let



**6 Worthing Head Road  
Bradford, BD12 9PN**

**£110,000  
Freehold**

\*\*\*\*\* TWO BEDROOM COTTAGE - LOUNGE & SEPARATE KITCHEN - ENCLOSED FRONT GARDEN - NO CHAIN \*\*\*\*\* This charming cottage has gas central heating and PVCu double glazing and comprises: breakfast kitchen, lounge, cellar, landing, two bedrooms, bathroom. To the outside, there is an enclosed garden to the front with on street parking. Withing walking distance of Wyke centre, the property is ideally placed for access to all amenities and the M62. An ideal first purchase or buy to let investment, an early viewing of this property is advised.



• TWO BEDROOM COTTAGE • GCH & PVCu DG • LOUNGE & SEPARATE KITCHEN • FITTED WARDROBES TO BEDROOM ONE

## KITCHEN

18'4" x 5'6"

With base and wall units incorporating stainless steel sink unit. Gas hob, electric oven and extractor hood. Automatic washing machine. Tiled splashbacks. Stairs to first floor.

Door and window to front. Radiator.

## LOUNGE

15'5" x 10'5"

Fireplace surround with fitted gas fire. Access to cellar.

Window to rear. Radiator.

## CELLAR

Providing extra storage space.

## LANDING

Storage cupboard.

## BEDROOM ONE

10'9" x 10'2"

With fitted wardrobes to recess. Window to front. Radiator.

## BEDROOM TWO

10'9" x 6'2"

Window to rear. Radiator.

## BATHROOM

Part tiled with three piece suite comprising: bath with shower attachment, pedestal wash hand basin, low flush wc. Window to front. Radiator.

## EXTERIOR

Enclosed garden to the front of the property which is mainly laid to lawn with paved patio. On street parking.

## EXTERIOR

From Town Gate in Wyke proceed towards Bradford.

Worthing Head Road is the last turning on the right where number 6 will be found on the right hand side, signified by our For Sale board. Access to the property is gained via the rear.



- ENCLOSED GARDEN TO FRONT • ON STREET PARKING • EPC - D • IDEAL FIRST PURCHASE/BUY TO LET INVESTMENT • NO CHAIN








## Additional Information

**Local Authority** - CBMDC  
**Council Tax** - Band A  
**Viewings** - By Appointment Only

**Floor Area** - 731.95 sq ft  
**Tenure** - Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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