



**539 Huddersfield Road  
Bradford, BD12 8NB**

**£124,950  
Freehold**

\*\*\*\*\* TWO BEDROOM TERRACE HOUSE - NEW BOILER FITTED 2024 - LOUNGE & DINING KITCHEN - FITTED BEDROOM FURNITURE - GARDENS FRONT & REAR - NO CHAIN \*\*\*\*\* This property has gas central heating and PVCu double glazing and comprises: entrance hall, lounge, dining kitchen, rear vestibule, cellar, landing, two bedrooms, bathroom. To the outside, there are low maintenance gardens to the front and rear and on street parking. Located close to Wyke centre and all amenities, the property also gives easy access to Bradford, Halifax and the M62. A great first time purchase or buy to let investment, viewing is recommended.



- TWO BEDROOM TERRACE HOUSE
- PVCu DG & GCH (NEW BOILER FITTED 2024)
- LOUNGE & DINING KITCHEN

## ENTRANCE HALL

Coving to ceiling. Access to cellar. Door to front. Radiator.

## LOUNGE

13'2 x 13'1

Coving to ceiling. Tiled fireplace surround. Window to front.

Radiator.

## DINING KITCHEN

12'9 x 12'1

With base units incorporating stainless steel sink unit.

Electric cooker point. Plumbing for automatic washing machine. Tiled splashbacks. Window to rear. Radiator.

## REAR VESTIBULE

Stairs to first floor. Door to rear. Radiator.

## CELLAR

Providing extra storage space.

## LANDING

Access to first floor rooms.

## BEDROOM ONE

15'7 x 12'8

With fitted wardrobes to recesses. Two windows to front.

Radiator.



## BEDROOM TWO

12'9 x 7'9

With fitted wardrobe and drawers to recesses. Window to rear. Radiator.

## BATHROOM

Part tiled with three piece suite comprising: bath with shower over and screen, pedestal wash hand basin, low flush wc. Access to loft, Window to rear. Radiator.

## EXTERIOR

Low maintenance paved and gravelled garden to the front of the property. Enclosed paved patio garden to the rear. On street parking.

## DIRECTIONS

From Wyke centre proceed along Town Gate towards Bradford. Turn right at the T junction onto Huddersfield Road and number 539 will be found on the right hand side, signified by our For Sale board.



- FITTED BEDROOM FURNITURE
- BATHROOM WITH SHOWER
- LOW MAINTENANCE GARDENS FRONT & REAR



• ON STREET PARKING • CONVENINET FOR ACCESS TO M62 • EPC - D • NO CHAIN





## Additional Information

**Local Authority** - CBMDC

**Council Tax** - Band A

**Viewings** - By Appointment Only

**Floor Area** - sq ft

**Tenure** - Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(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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