

local  
properties

buy • sell • let



**13 Laverack Field**  
**Bradford, BD12 8JB**

**£105,000**

**Freehold**

\*\*\*\* TWO BEDROOM THROUGH BY LIGHT TERRACE - CLOSE TO LOCAL AMENITIES - NO CHAIN \*\*\*\*

The property benefits from gas central heating and PVCu double glazing. The accommodation briefly comprises: entrance vestibule, kitchen, lounge, staircase and landing, two bedrooms and bathroom with three piece suite. To the outside there is an enclosed patio garden and on street parking. Located close to all amenities, the property is within easy reach of the M62 making it an ideal base for those wishing to commute. Viewing recommended.



• TWO BEDROOM THROUGH BY LIGHT TERRACE • GCH & PVC u DG • LOUNGE & SEPARATE KITCHEN

### ENTRANCE VESTIBULE

Stairs to first floor. Door to front. Radiator.

### LOUNGE

12'9" x 10'2"

Window to front. Radiator.

### KITCHEN

17'8" x 4'7"

With an excellent range of base and wall units incorporating stainless steel sink unit. Electric hob, electric oven and extractor. Plumbing for automatic washing machine. Tiled splashbacks. Access to cellar.

Two windows to rear. Radiator.

### CELLAR

Providing extra storage space.

### LANDING

Radiator.

### BEDROOM ONE

11'1" x 10'2"

Window to front. Radiator.

### BEDROOM TWO

11'1" x 5'6"

Window to rear. Radiator.

### BATHROOM

Part tiled with three piece suite comprising: bath with shower over, pedestal wash hand basin, low flush wc.

Window to front. Radiator.

### EXTERIOR

Enclosed patio garden to the front and on street parking.

### DIRECTIONS

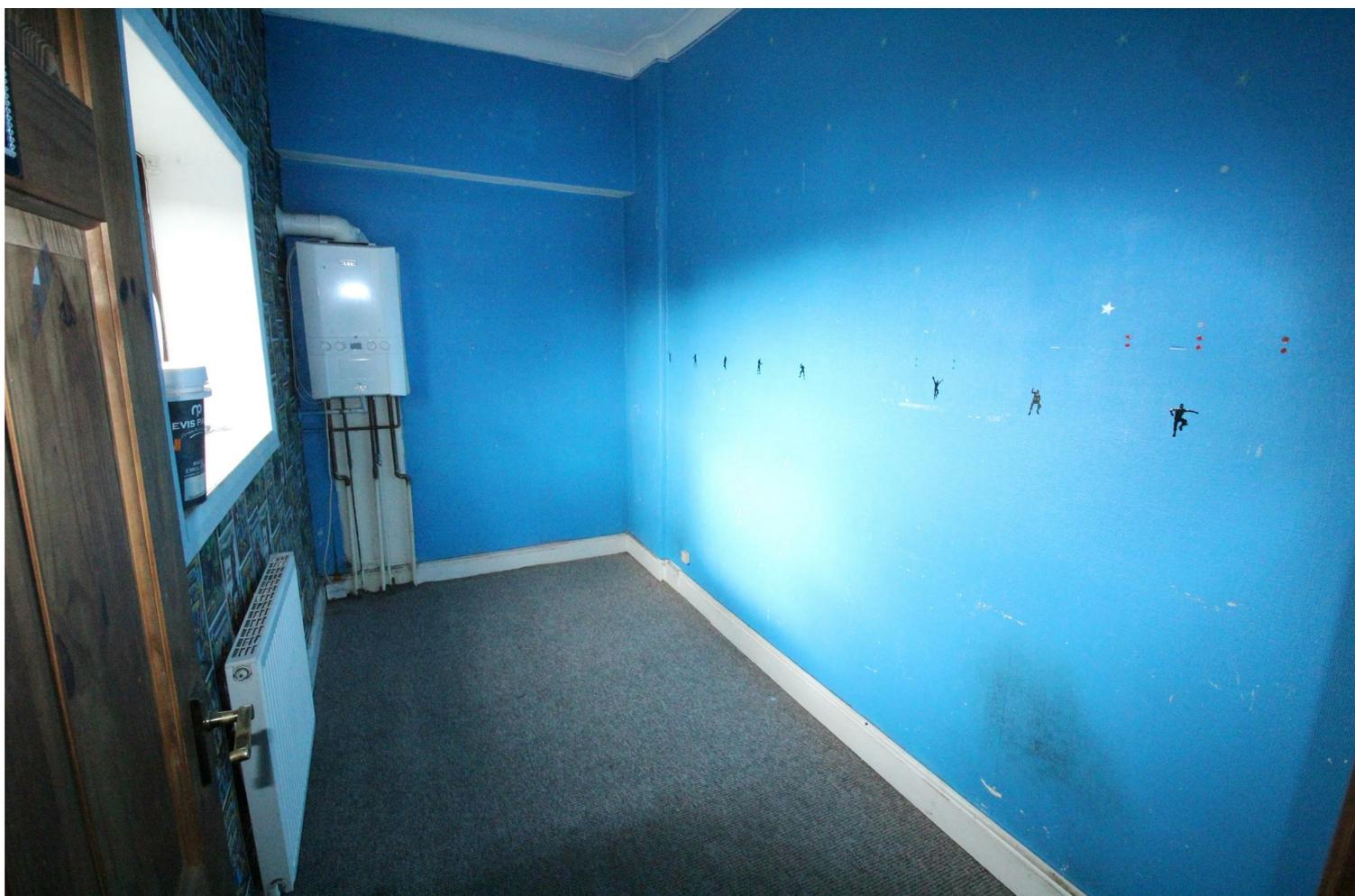
From Town Gate turn onto Hanson Fold and bear left into Gannerthorpe Close. Laverack Field will be found on the left hand side and number 13 is signified by our For Sale board.



• BATHROOM WITH SHOWER • ENCLOSED PATIO GARDEN TO FRONT • CLOSE TO ALL AMENITIES • IDEAL FIRST PURCHASE OR BUY TO LET INVESTMENT • EPC - C • NO CHAIN







## Additional Information

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

**Floor Area** - 656.60 sq ft  
**Tenure** - Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	69	82
<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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