



**Southfield Lane, Bradford, BD7**

**£119,995**

## Property Description

Righthaus are pleased to offer this 3/4 BEDROOM TERRACED property to the market, the property has been TASTEFULLY DECORATED and IN A EXCELLENT CONDITION. This home would be ideal for FIRST TIME BUYERS and INVESTORS ALIKE, boasting 3 BEDROOMS, STUDY/ OCCATIONAL BEDROOM.

EPC Rating: E



## Key Features

- ✓ MID TERRACED PROPERTY
- ✓ THREE/ FOUR BEDROOMS
- ✓ VERY WELL PRESENTED
- ✓ POPULAR GREAT HORTON LOCATION
- ✓ PERFECT FOR FIRST TIME BUYERS
- ✓ MODERN SHOWER ROOM
- ✓ FULL ENCLOSED REAR YARD



# Rooms

## ENTRANCE VESTIBULE

Giving access to the lounge.

## LOUNGE

**14' 10" x 14' 2" (4.52m x 4.32m)**

The lounge is tastefully decorated, boasts wood style flooring and further benefits from gas central heating, electric fire and double glazing.

## KITCHEN

**11' 3" x 9' 2" (3.43m x 2.8m)**

The kitchen has an array of wall and base unit's as well as a good amount of workspace, 1 bowl sink unit with drainer, gas hob, electric cooker, gas central heating and double glazing.

## STAIRS AND LANDING

Giving access to the master bedroom, study/ occasional bedroom and shower room.

## MASTER BEDROOM

**12' 2" x 11' 6" (3.72m x 3.51m)**

Modern decor and flooring. Benefitting from modern fitted wardrobes, gas central heating and double glazing.

## STUDY/ OCCASIONAL BEDROOM

**9' 5" x 6' 8" (2.87m x 2.04m)**

Modern decor and carpet. Benefitting from gas central heating and double glazing.

## SHOWER ROOM

**11' 11" x 4' 4" (3.63m x 1.31m)**

Fulled tiled shower room comprising of 3 piece suite including low level W.C., pedestal hand basin and shower cubicle. Also benefitting gas central heating and double glazing.

## STAIRS FROM STUDY

Giving access to the second floor landing, which in turn offers access to bedrooms two & three.

## **BEDROOM 2**

**13' 1" x 8' 2" (4m x 2.5m)**

Modern decor and flooring. Benefitting from gas central heating and double glazing.

## **BEDROOM 3**

**9' 11" x 8' 3" (3.03m x 2.52m)**

Modern decor and flooring. Benefitting from gas central heating and double glazing.

# External Areas

## Garden

To the front of the property is a small yard with raised bed planters. Whilst to the rear is a full enclosed yard.



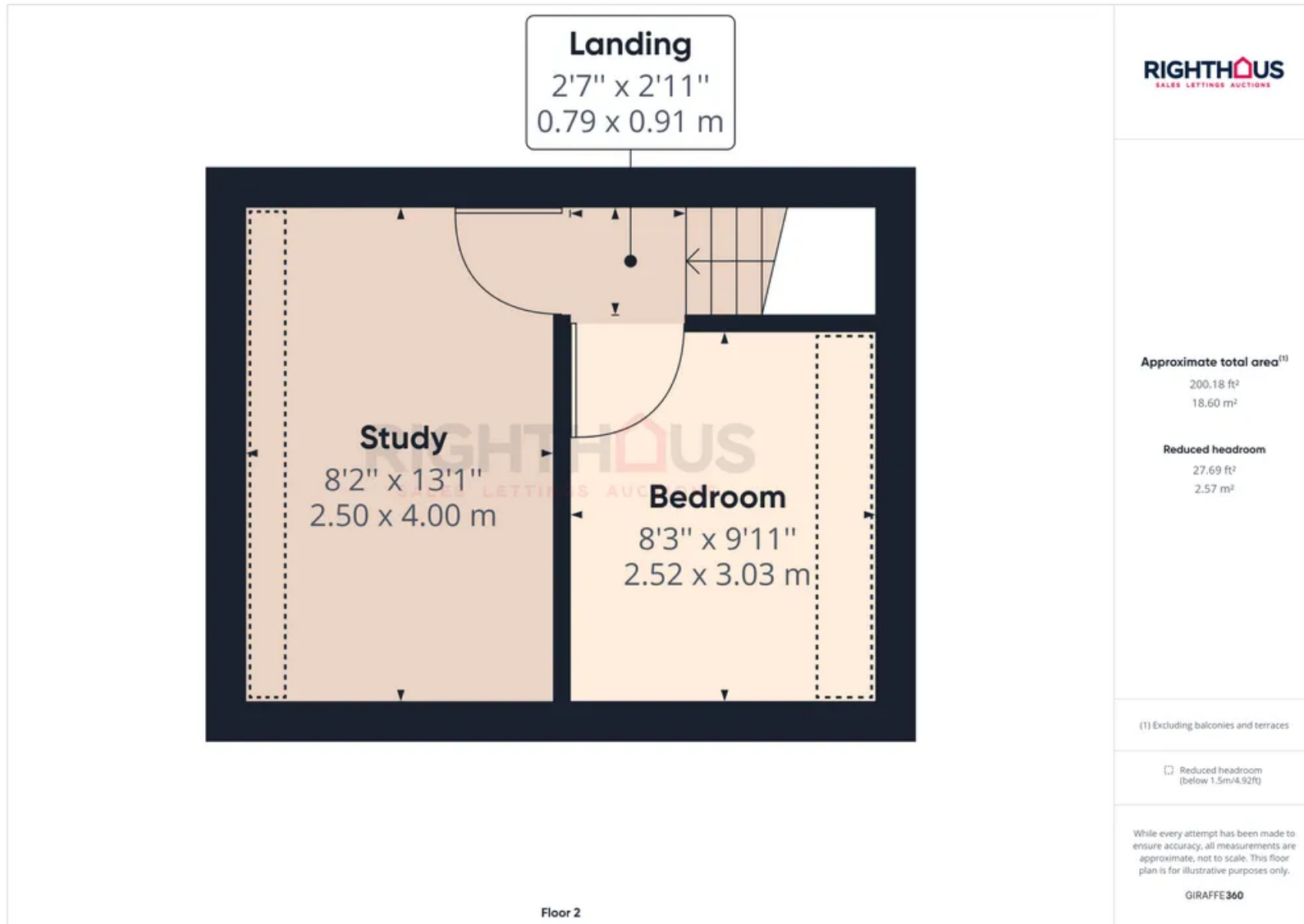


# Ground Floor





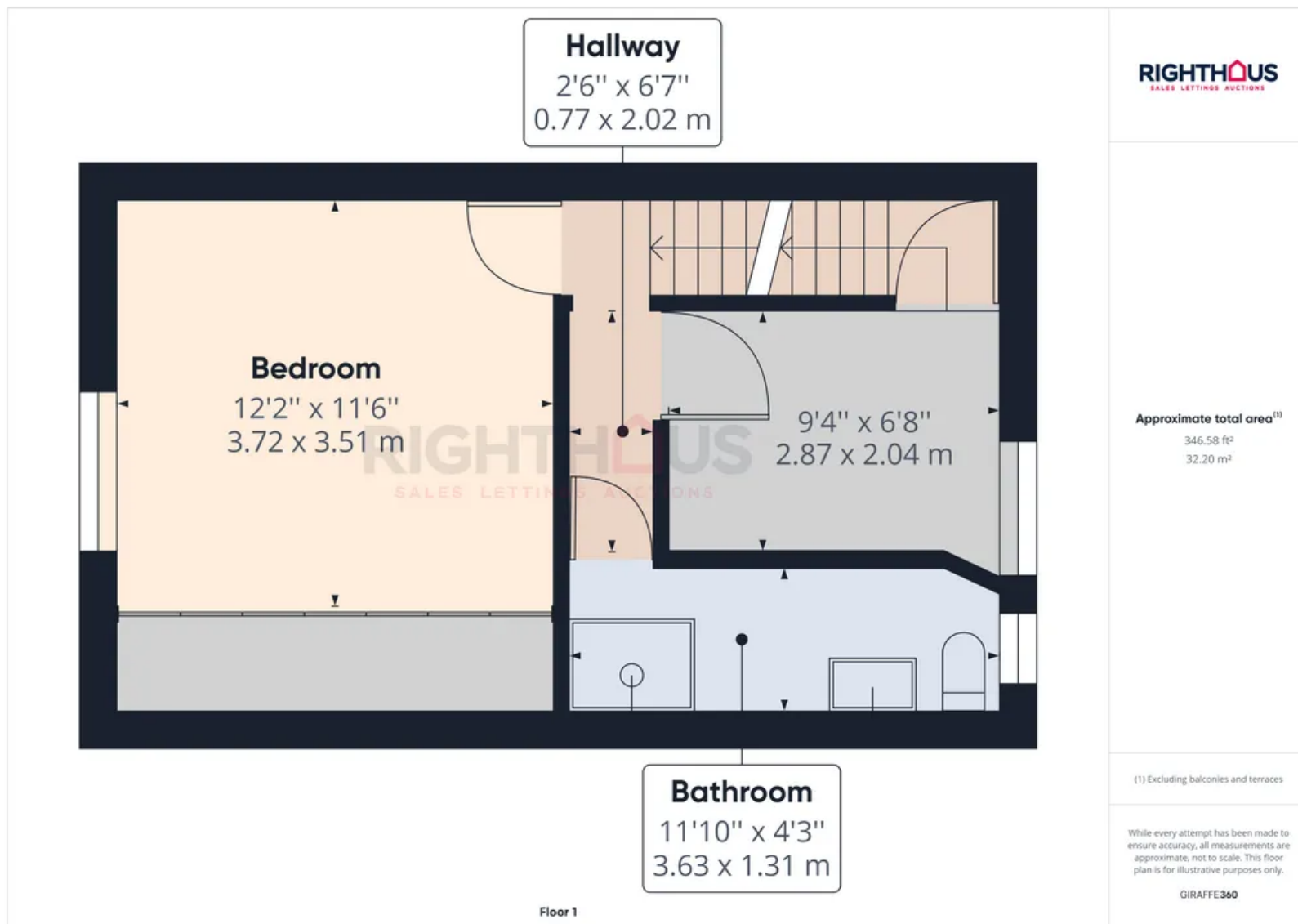
# Second Floor



# All



# First Floor



## Righthaus Estate Agents

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**RIGHTH** **US**