



**167 Smithy Hill, Bradford, BD6 1JX**  
**£750 Per Month**

A generously sized TWO BEDROOM MID TERRACE located in the heart of Wibsey within close proximity to the plentiful array of amenities and transport links. The property itself benefits from good quality fixtures and fittings throughout with high ceilings and character features.



**EPC RATING - D**

**COUNCIL TAX BAND - B**

## **GROUND FLOOR**

### **LOUNGE**

Spacious main reception room with a large double glazed window, central heating radiator and feature fire place with inset electric fire.

### **KITCHEN**

High quality fitted kitchen comprising of a range of solid oak units with contrasting work surface over which extend to form breakfast bar seating. Integrated electric oven with hob and extractor over. Tiled flooring, double glazed window.

## **FIRST FLOOR**

### **LANDING**

Good size landing which can accommodate storage or a small office/work space. Double glazed window.

### **BEDROOM**

Double bedroom with a double glazed window and a central heating radiator.

### **EN-SUITE**

Shower room.

### **BEDROOM**

Good size second bedroom with a double glazed window and a central heating radiator.

### **BATHROOM**

Modern fitted three piece bathroom suite in white with shower over bath. Vinyl flooring and a double glazed window.

### **EXTERNAL**

Small paved yard to the front.

