



**Beacon Road,**

**£80,000**

**\*\* MID TERRACE \*\* ONE BEDROOM \*\* IMMACULATE \*\***

**\*\* MODERN KITCHEN & BATHROOM \*\* IDEAL FOR FTB/INVESTOR \*\***

Attention FTB/Investors!! This immaculately presented property offers ready to move into accommodation and benefits from gas central heating and double glazing. Having a modern fitted kitchen, house bathroom and a small patio to the front. The property is within easy access of amenities, bus routes and Wibsey Village.

To the outside there is a small patio garden to the front. **VIEWING ESSENTIAL!**



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### Open Plan Lounge - Kitchen

14'5" x 14'2" (4.39m" x 4.32m")

Modern white fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, integral fridge freezer, oven, hob & hood, tiled splash back and radiator.



### Cellar

Plumbing for auto washer.

### First Floor Landing

#### Bedroom One

13'11" x 9'11" (4.24m" x 3.02m")

Useful storage cupboard, radiator and loft access.



#### Bathroom

Modern three piece suite comprising panel bath with shower over, low flush wc, vanity sink unit, part tiled and heated towel rail.



#### Exterior

To the outside there is a small patio garden to the front of the property.



#### Directions

From our office in Queensbury proceed north-east towards Albert Rd/A644 Follow A647 and B6380 to Reevy Ave in Bradford Follow Reevy Ave and Thorncroft Rd to beacon Road where the property will be distinguishable by our for sale sign.



#### Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	(92 plus) A	(92 plus) A
(81-91) B	(81-91) B	(81-91) B	(81-91) B
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(39-54) E	(39-54) E	(39-54) E	(39-54) E
(21-38) F	(21-38) F	(21-38) F	(21-38) F
(1-20) G	(1-20) G	(1-20) G	(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

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