Sugdens
Sales & Lettings

Rock Terrace, Midland Road, Manningham,

£275,000

* STONE THROUGH TERRACE * FIVE BEDROOMS * TWO RECEPTION ROOMS * FAMILY SIZED *
* OVER THREE FLOORS * CLOSE TO CITY CENTRE * FRONT GARDEN * REAR YARD *

A fantastic opportunity for the growing family to purchase this substantial five bedroom stone built through terrace. Occupying am elevated position close to Bradford City Centre.

Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, dining/sitting room, fitted breakfast kitchen, three first floor bedrooms, bathroom and shower room, together with two further attic bedrooms to the second floor.

To the outside there is a front garden and an enclosed rear yard.

Reception Hall
With two radiators.

Lounge
14'9" x 14' (4.50m x 4.27m)
With gas fire in marble feature fireplace surround, radiator.

Dining/Sitting Room
12'9" x 14' (3.89m x 4.27m)
With gas fire in marble feature fireplace surround, laminated wood floor, radiator.

Kitchen
16' x 10'5" (4.88m x 3.18m)
Modern fitted kitchen with a range of white wall and base units incorporating stainless steel sink unit, gas cooker, plumbing for auto washer.

Cellar
Ideal for storage.

First Floor Landing

Bathroom
Three piece modern white suite, tiled walls and heated towel rail.

Shower Room
Three piece suite, tiled walls and heated towel rail.

Bedroom One
14'3" x 11'8" (4.34m x 3.56m)
With radiator.

Bedroom Two
14'1" x 13' (4.29m x 3.96m)
With radiator.

Bedroom Three
7'6" x 10'2" (2.29m x 3.10m)
With radiator.

Second Floor Landing

Bedroom Four
10'2" x 12'8" (3.10m x 3.86m)
With radiator.

Bedroom Five
12'9" x 11'1" (3.89m x 3.38m)
With radiator.

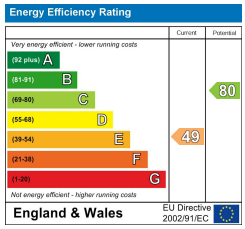
Exterior
To the outside there is a front garden and an enclosed rear yard.

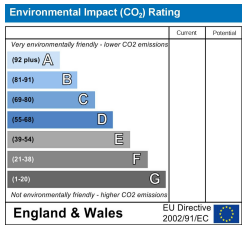
Directions
From our office in Idle village turn left onto Idlecroft Rd, right onto Bradford Rd, go through the roundabout, at Five Lane Ends roundabout take the 3rd exit onto Swain House Rd, continue onto King's Rd, right onto Queen's Rd, left onto Midland Rd, right onto Thorncliffe Rd and left onto Rear Rock Terrace.

TENURE
FREEHOLD

Council Tax Band
B / Bradford

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.





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