

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 1A Perseverance Street

Bradford, BD12 8BA

£135,000



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Wyke, Bradford, BD12 8BA

**£135,000**



Located on Perseverance Street in Wyke, Bradford, this deceptively spacious two-bedroom end of terrace house presents an excellent opportunity for families and first-time buyers alike. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest.

The well-sized kitchen diner is perfect for both cooking and entertaining, allowing for delightful family meals and gatherings with friends. Additionally, the extra cellar space offers versatile options for storage, catering to your individual needs.

Step outside to discover a lovely rear garden, an ideal spot for children to play or for enjoying a quiet afternoon in the sun. This outdoor space enhances the overall appeal of the property, making it a wonderful place to call home.

With its combination of space, functionality, and a welcoming atmosphere, this house on Perseverance Street is a fantastic choice for those looking to settle in a friendly community. Don't miss the chance to make this delightful property your own.

## **Entrance Hall**

With decorative coving, the entrance hallway leads into the living room and kitchen, as well as upstairs to the first floor accommodation.

## **Living Room**

A spacious living room overlooking the front of the home with a light neutral colour scheme, decorative coving and laminate flooring.

## **Kitchen Diner**

A spacious kitchen diner with a window overlooking the front of the home. Wooden base and wall units provide ample storage space and there is a built in oven, hob and extractor.

## **Cellar**

At the top of the cellar is a sink with space for a washing machine. Steps lead down to a cellar which provides additional storage space.

## **Cellar Two**

Accessed from the rear garden, the additional cellar houses the boiler as well as providing further storage.

## **Bedroom One**

A large double bedroom with laminate flooring, clothes rails in the alcoves as well as a built in cupboard.

## **Bedroom Two**

A well sized double bedroom to the front of the home with white walls and laminate flooring.

## **Bathroom**

With a P-shaped bath tub, over bath shower, w/c, hand basin with storage and a heated towel rail. The bathroom is tastefully tiled and features ceiling spotlights.

## **External**

The property is set back from the road behind a gate. A pathway leads across the front of the home and extends around the side of the property leading to the private rear garden.

## **Directions**

For Satnav please use the postcode BD12 8BA

## Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are

only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



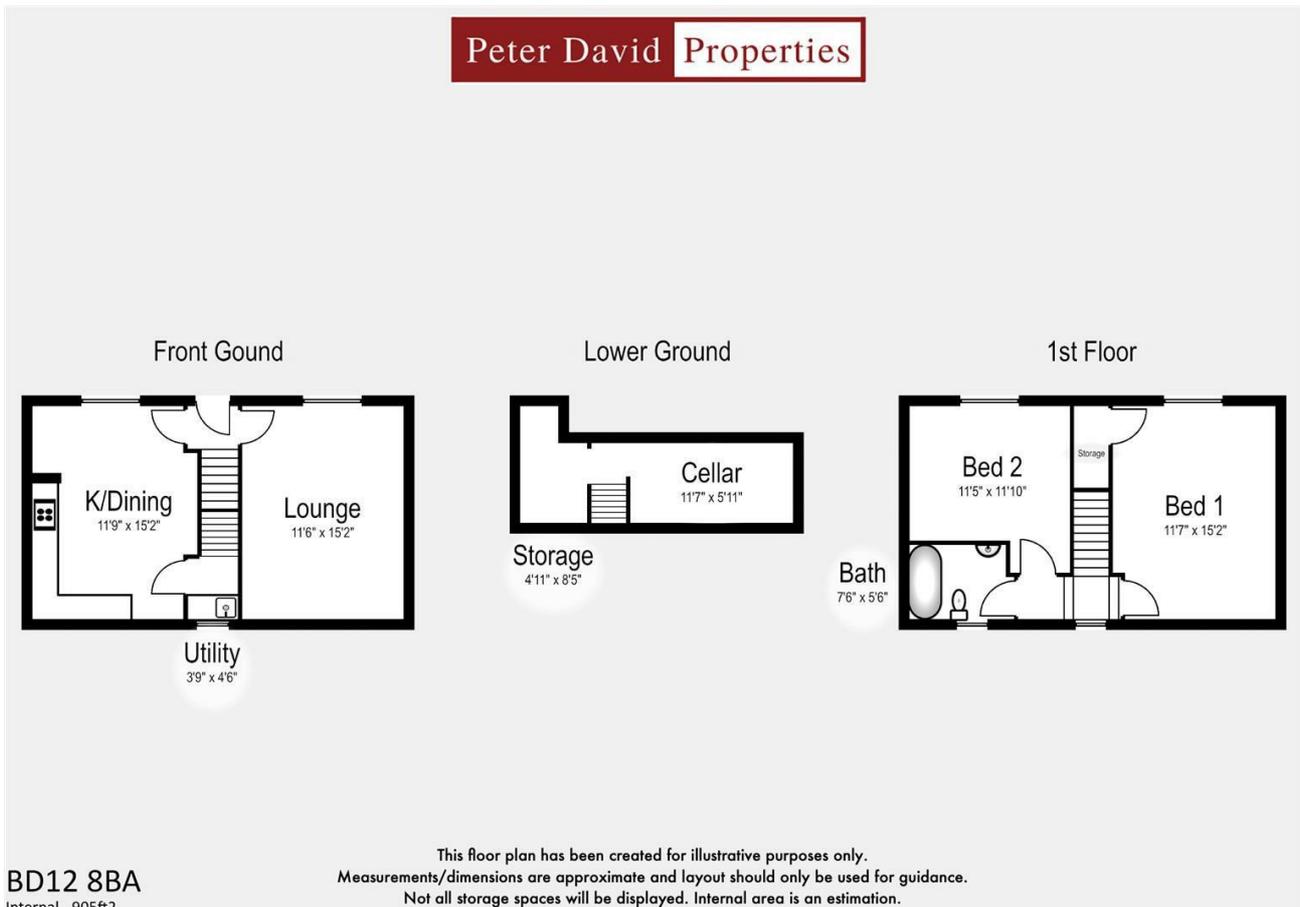
## Hybrid Map



## Terrain Map



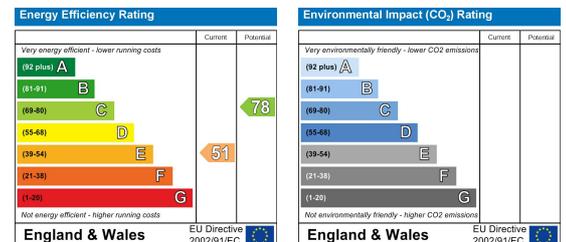
## Floor Plan



## Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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