



## 14 Brick Row

Bradford, BD12 9PQ

£85,000



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Nestled in Brick Row, Wyke, Bradford, this two-bedroom end of terrace home presents an excellent opportunity for both first-time buyers and investors alike. The property boasts gardens to the front, side, and rear, providing ample outdoor space for relaxation and enjoyment.

Upon entering, you will find a living room that offers a warm and inviting atmosphere, perfect for unwinding after a long day. The separate kitchen is functional with plenty of storage space, making it an ideal environment for preparing meals.

The two bedrooms are both well-sized, ensuring comfort and privacy for all occupants. Additionally, there is space on the landing that could be utilised for storage or as a small reading nook, enhancing the overall functionality of the home.

Situated in an ideal location, this property is within walking distance of Wyke centre, where you will find a variety of amenities and convenient transport links, making daily life effortless. With no onward chain, this home is ready for you to move in and make it your own.

Whether you are looking to invest in a rental property or seeking your first home, this charming residence in Wyke is not to be missed. Embrace the opportunity to own a piece of this lovely community.

#### Entrance Hall

Leading in from the front of the home, the entrance provides access to the living room and up to the first floor accommodation.

#### Living Room

Overlooking the front of the home, the living room has a white colour scheme with a wall paper feature wall. There is a useful shelf on the chimney breast and a large wall mounted radiator.

#### Kitchen

A galley kitchen with wooden wall and base units providing ample storage space. There is a stainless-steel sink and drainer as well as an oven with hob. Access down to the cellar is via stone steps.

#### Bedroom One

A double bedroom overlooking the front of the home.

#### Bedroom Two

A well sized single bedroom to the front aspect.

#### Bathroom

A white bathroom suite with a bath tub, w/c and hand basin.

#### Landing

A surprisingly spacious landing which leads into the bedrooms and bathroom.

#### External

The property is set back from the road behind a wall with a gated entrance. There is space to the front, side and rear with a flagged patio to the front and a gravelled garden to the side.

#### Directions

For Satnav please use the postcode BD12 9PQ

#### 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



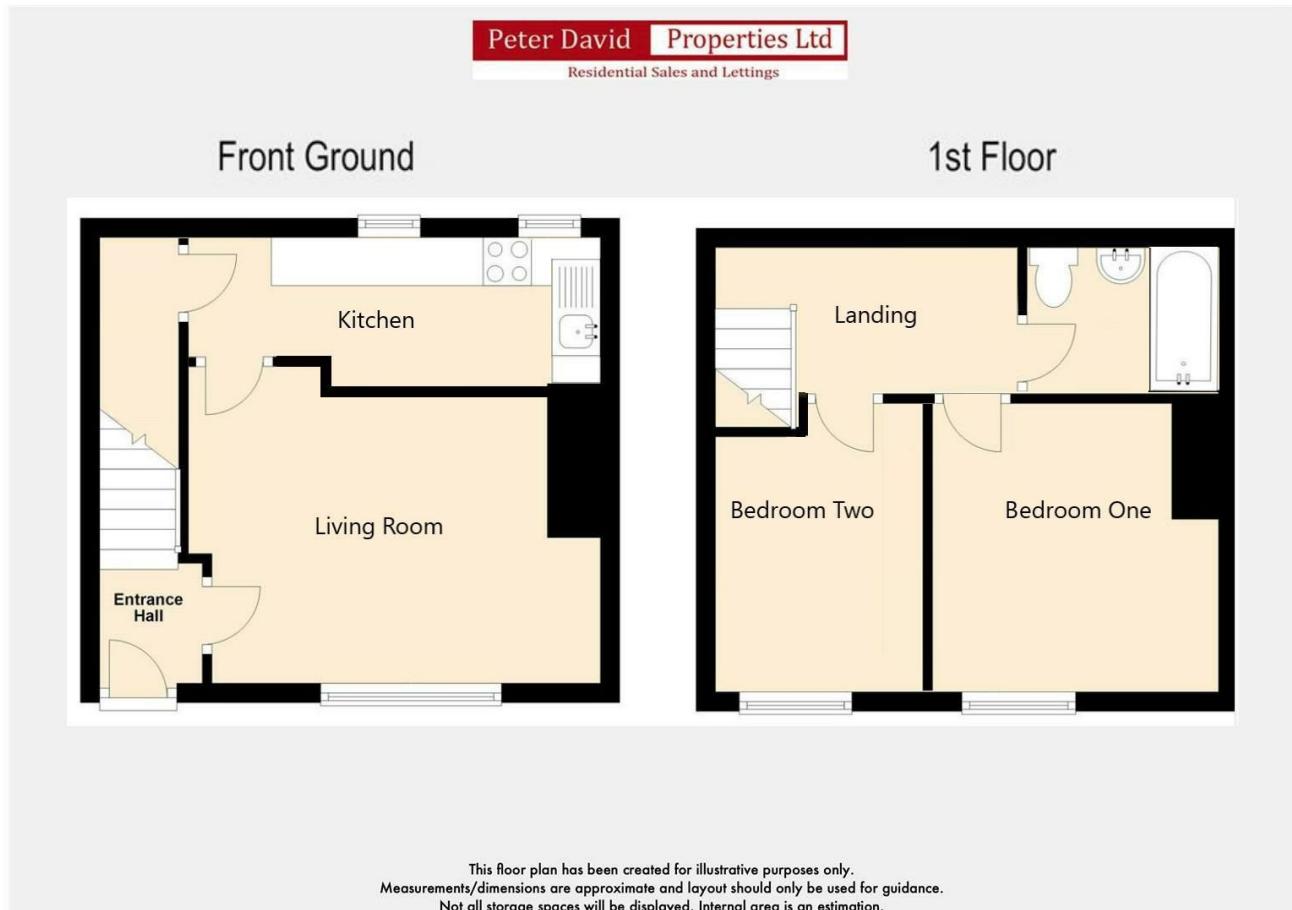
## Hybrid Map



## Terrain Map



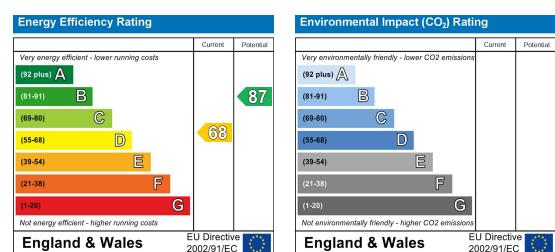
## Floor Plan



## 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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