



£130,000

TWO BEDROOMS *CHARACTER COTTAGE* *CLOSE TO LOCAL AMENITIES* *IDEAL FOR FIRST TIME BUYERS & INVESTORS* *MODERN KITCHEN & BATHROOM*

Welcome to Victoria Road, Bradford - a charming terraced house that exudes character and warmth. This delightful property boasts 1 reception room, 2 cosy bedrooms, and a well-appointed bathroom.

As you step inside, you'll be greeted by the unique charm of exposed beam work, adding a touch of character to the space. The property's traditional features blend seamlessly with modern comforts, creating a homely atmosphere that is both inviting and comforting.

Situated in a prime location, this house is conveniently close to local amenities, making daily errands a breeze. Whether you're a first-time buyer looking for a cozy home to call your own or a savvy landlord seeking a promising investment opportunity, this property ticks all the boxes.

Don't miss out on the chance to own a piece of history with this characterful terraced house on Victoria Road. Book a viewing today and step into your future home or investment property!

Ask us about....





Ground Floor



Floor 1



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 88 |
| (81-91) | B | | 70 |
| (69-80) | C | | |
| (55-68) | D | | |
| (29-54) | E | | |
| (1-28) | F | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

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

These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

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PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.