



### 3 bed terraced house to buy in

Mabel Royd, Bradford, Bradford, West Yorkshire, BD7 2PF

**£95,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Three Bedrooms
- ✓ Terraced House
- ✓ Close to Local Amenities
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Located in Clayton, Bradford, this three-bedroom terraced house on Mabel Royd offers a functional living space ideal for a variety of needs.

The property includes one bathroom and one reception room, providing a straightforward layout for comfortable living. The home benefits from full double glazing, ensuring energy efficiency and noise reduction, while the gas central heating combi boiler provides reliable warmth throughout the year.

Upon entering the property, you are greeted by a spacious reception room, which serves as the central hub of the home. The kitchen, located towards the rear, is designed for practicality, offering ample space for appliances and storage. The three bedrooms are situated on the upper floors, providing a private retreat from the main living areas. The bathroom is conveniently located to serve all bedrooms.

Externally, the property maintains a traditional terraced house appearance, with a small front garden area. While there is no designated parking, on-street parking is available.

The location in Clayton offers easy access to local amenities, including shops, schools, and public transport links, making it a convenient choice for residents.

This terraced house in Clayton provides a solid foundation for a comfortable home, with essential features and a practical layout.

The property is currently tenanted.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £95,000

Property Type: Terraced House

Parking: On Street

Construction materials: Stone built

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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