



FRIZINGHALL ROAD,  
BRADFORD, BD9 4LD  
£85,000

2 Bedroom House  
EPC Rating: D

LINLEY &  
SIMPSON

Perfect for FIRST TIME BUYERS and INVESTORS. Available for sale CHAIN FREE is this character stone property. Close to local amenities and very accessible to Leeds and Bradford via Frizinghall Train Station, this property is conveniently located. Currently tenanted until 20<sup>th</sup> July 2019.

Frizinghall is a fantastic area, being very close to the popular village (and world heritage site) Saltaire, and all of the amenities which are located within. The area is ideal for a range of buyers including first time buyers and young families who will be attracted to the proximity to many sought-after local schools and academies. Regarding commutability, there is ready access to the Aire Valley trunk road meaning that the Yorkshire Dales National Park, the stunning Pennine countryside around Haworth, and beautiful Wharfedale are all within comfortable driving distance. Frizinghall train station is less than 0.2 miles away and provides rail links to Leeds, Bradford and the surrounding areas from there.

Living room furniture and kitchen appliances including washing machine, cooker and fridge are included within the sale.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **ENTRANCE**

Entrance into the property is via a front facing external door which leads into the kitchen.

#### **KITCHEN**

Located to the front of the property is the house kitchen, with modern white wall and base units and a gas oven and hob. There is a uPVC window which provides ample natural light.

#### **LIVING ROOM**

To the rear of the ground floor there is a lovely living room which has strikes a nice balance between character features (such as the exposed stone walls, fireplace and the beamed ceiling) and also retains modern usability. There is an external door leading from the living room out onto the rear private garden.

### **FIRST FLOOR**

#### **MASTER BEDROOM**

On the first floor is the master bedroom which is a double-sized bedroom and has a good-sized uPVC double glazed window which floods the room with natural light.

#### **SECOND BEDROOM**

The second bedroom is a good sized single bedroom/ modest double and also benefits a modern uPVC double glazed window.

#### **HOUSE BATHROOM**

The house bathroom is also located on the first floor and has a modern white three-piece suite including a self contained shower, toilet and a hand basin.

### **EXTERIOR**

Externally to the rear is a real gem, there is a private hidden away rear garden. It currently benefits a pond but this could be removed and English weather permitting this is a lovely place to relax year round.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		90	
	64		63
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b>
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

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