



Anlaby Street

Laisterdyke, Bradford, BD4 8PS

Guide Price £125,000



FOR SALE BY THE MODERN METHOD OF AUCTION - PLEASE NOTE BUYER FEES APPLY

24hour online auction bidding - Auction closes - Friday- 06/03/2024 at 11am

The auction can close early if a bid is accepted by the vendor.

Nestled in the vibrant area of Laisterdyke, Bradford, this charming semi-detached house on Anlaby Street offers a delightful blend of comfort and convenience. With two reception rooms, this property provides ample space for both relaxation and entertaining. The inviting living areas are perfect for family gatherings or quiet evenings at home.

The house features two bedrooms, ideal for a small family or professionals seeking a peaceful retreat. Each bedroom is designed to maximise space and natural light, creating a warm and welcoming atmosphere. The property also includes a well-appointed bathroom, ensuring that all essential amenities are readily available.



GROUND FLOOR

Front

Lounge 11'6" x 15'4" (3.50m x 4.68m)

This inviting lounge is a charming space featuring a bay window that floods the room with natural light. The area is decorated with classic cornicing and a central chandelier, adding an elegant touch. A modern wall-mounted fireplace serves as a focal point, creating a cosy atmosphere. Neutral tones and plush carpeting complete the look, making it a comfortable spot to relax or entertain guests.

Kitchen 15'1" x 6'7" (4.60m x 2.00m)

The kitchen is a practical and efficiently designed space fitted with a range of light wood cabinets and black granite-effect work surfaces. It features integrated appliances including a gas hob and oven with an extractor hood above. The layout provides ample preparation space, and the tiled floor adds to the room's ease of maintenance. A door leads through to the dining room, enhancing the flow for mealtimes.

Dining Room 12'4" x 9'3" (3.75m x 2.81m)

This versatile dining room offers plenty of space for a sizeable dining table and chairs, ideal for family meals or entertaining guests. The room benefits from a rear-facing window that allows natural light to brighten the space. Its proximity to the kitchen allows for smooth and convenient serving.

FIRST FLOOR

Bedroom 1 11'1" x 11'0" (3.37m x 3.36m)

Bedroom 1 is a comfortable double room with a peaceful ambience. It has a large window allowing for natural daylight and features wardrobes with a sleek design providing useful storage. The room is decorated in soft, neutral tones with lightly patterned wallpaper that adds subtle texture without overwhelming the space.

Bedroom 2 8'11" x 9'7" (2.72m x 2.92m)

Bedroom 2 is a smaller double or generous single room with windows that provide good natural light. The room is currently used for storage but offers flexibility for use as a bedroom or office. The neutral decor and wood effect flooring provide a blank canvas to personalise.

Bathroom 5'7" x 6'7" (1.70m x 2.01m)

The bathroom is a practical three-piece suite with a bath and overhead shower, wash basin set in a vanity unit, and a close-coupled WC. A window brings in natural light and ventilation to the space, which is finished with a refreshing light blue paint on the walls.

EXTERNAL

Driveway

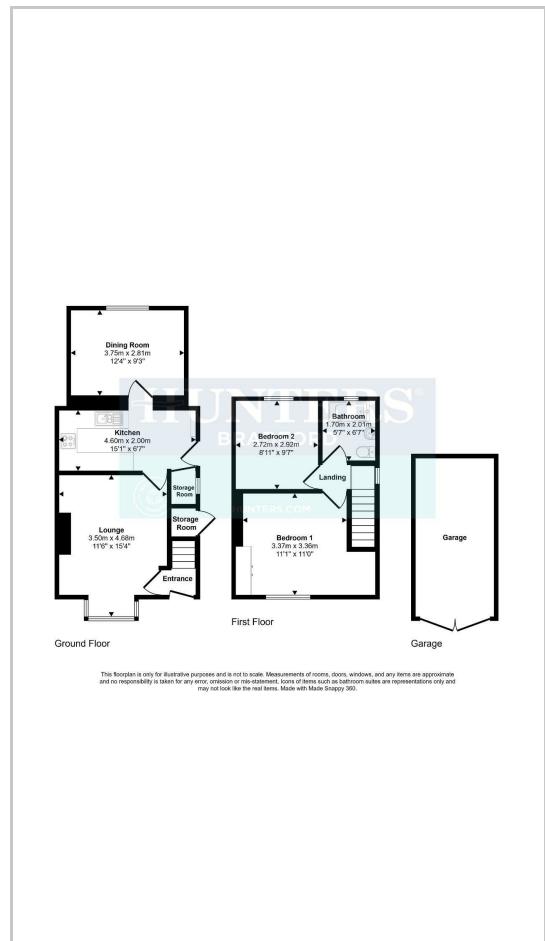
Garage

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Area Map



Floor Plans



Energy Efficiency Graph

