



3 Salisbury Road, Frizinghall, Bradford, West Yorkshire BD9 4JD

- Superbly presented three bedroom through terraced home
- Stylish fixtures and fittings and retained period features
- Three floors of accommodation plus useful cellars
- Excellent and convenient location close to amenities and Frizinghall Railway Station
- Gas fired central heating and uPVC double glazing
- Pleasant paved rear garden with useful outhouse

£179,950 Freehold



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DESCRIPTION

A spacious stone built bay fronted terraced home offering three floors of well presented accommodation plus useful cellar space, located in this much sought after and convenient position within Frizinghall.

The property will be of interest to a variety of buyers and is located on this popular street within close proximity to excellent amenities including Frizinghall Railway Station, Lister Park and Bradford Grammar School and is conveniently placed for access to Bradford and Shipley centres.

Fitted with uPVC double glazing and gas fired central heating, the property in brief comprises: Entrance porch, entrance hall with stairs leading to the first floor accommodation, living room with feature bay window, ornate ceiling coving and fireplace. The superb dining kitchen is a great size and includes a comprehensive range of fitted wall and base units together with co-ordinated working surfaces, integrated four gas hob, built under oven and chimney extractor over. An exterior door leads to a further porch to the rear which in turn leads to the property's enclosed garden / yard. The property has good sized basement cellar areas that can be accessed via stairs from the dining kitchen.

To the lower ground floor there are two cellar rooms providing ample storage facilities.

At first floor level there are two bedrooms and bathroom / w.c, which includes a fitted three piece suite in white comprising bath with shower over and glazed screen, pedestal wash hand basin and matching low suite w.c. The master bedroom enjoys an open view to the fore and has the benefit of a superb range of stylish fitted wardrobes / storage.

At second floor level there is an overall attic bedroom with further storage / box room.

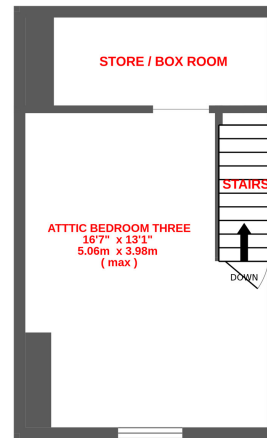
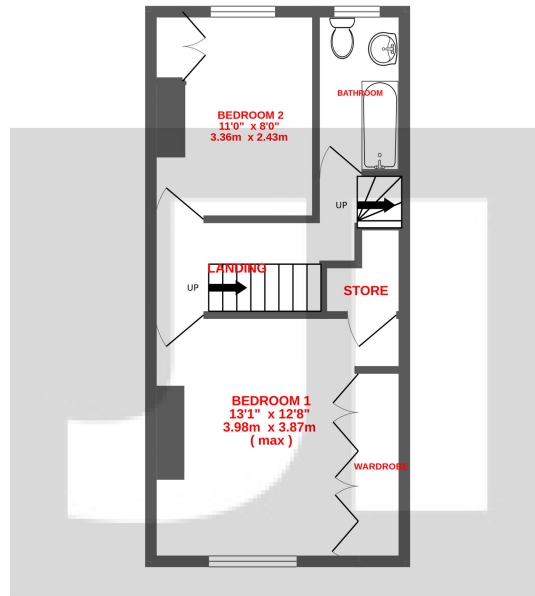
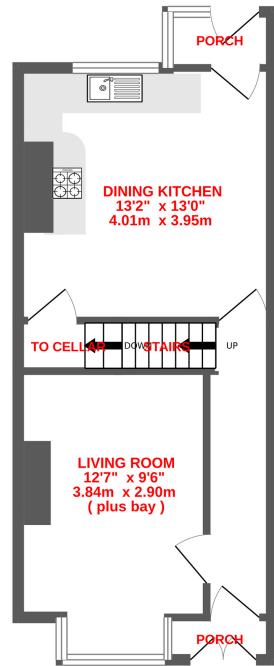
Externally the property has a pleasant garden frontage and a larger paved, low maintenance enclosed rear garden.

The property is ideally placed within reasonable walking distance of a broad range of amenities. These include an array of shops, park and excellent regular transport links by both road and rail.

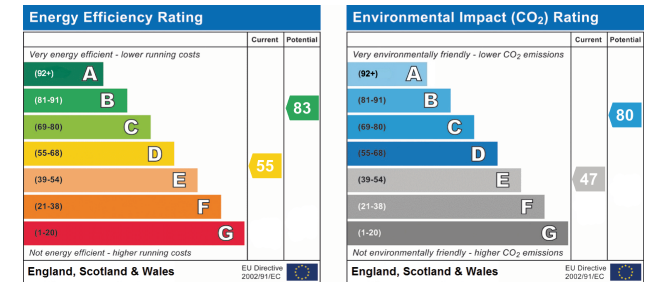
Viewings are highly recommended.







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



DISCALIMER

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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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