



Guide Price £120,000

- Two double bedrooms
- Mid terraced home
- Recently renovated
- Popular location
- No onwads chain

26 Milford Place, Bradford, West Yorkshire, BD9 4RU

A superb opportunity to purchase a characterful two bedroom terraced home delightfully situated within a popular residential area on a cul de sac.

77 Bingley Road, Saltaire, Shipley, West Yorkshire,
BD18 4SB

Tel: 01274 581794

Email: saltaire@dacres.co.uk

dacres.co.uk





26 Milford Place, Bradford, West Yorkshire, BD9 4RU

Bradford 2 miles, Leeds 11 miles, Skipton 17 miles (all distances approximate)

General remarks

Well appointed and recently renovated throughout this two double bedroom stone built terraced home offers an excellent

opportunity for a variety of potential purchasers to acquire an impressive property in a sought after residential location. Offering a flexible living arrangement and having its accommodation across four floors, including useful storage cellars, this attractive home can only be fully appreciated upon an internal inspection.

The property comprises lounge with characterful fireplace and an attractive fitted kitchen with stairs to a useful store room cellar and up to the first floor. To the first floor is the master bedroom and the modern house bathroom of a good size with separate shower cubicle and bath. On the second floor is another double bedroom with velux window to the front. This home is complemented by mature cottage style garden to the front.

Local village Heaton is a popular and well established residential neighbourhood with convenient access to local shops, Lister Park and Heaton Woods. The historic World Heritage site of Saltaire is within comfortable distance where a broad range of everyday shops and quaint eateries are available. The nearby Frizinghall railway station provides a frequent service into the cities of Leeds and Bradford and into the popular local towns of Skipton and Ilkley.

Directions

Heading from our office on Bingley Road proceed to Bingley Road take a right at the traffic lights onto Emm Lane, left onto Wilmer Road and right onto Milford Place where the property can be seen on your left as identified by our for sale sign.

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council
- Council Tax Band A

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler.
- On street parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

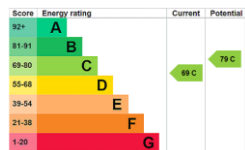
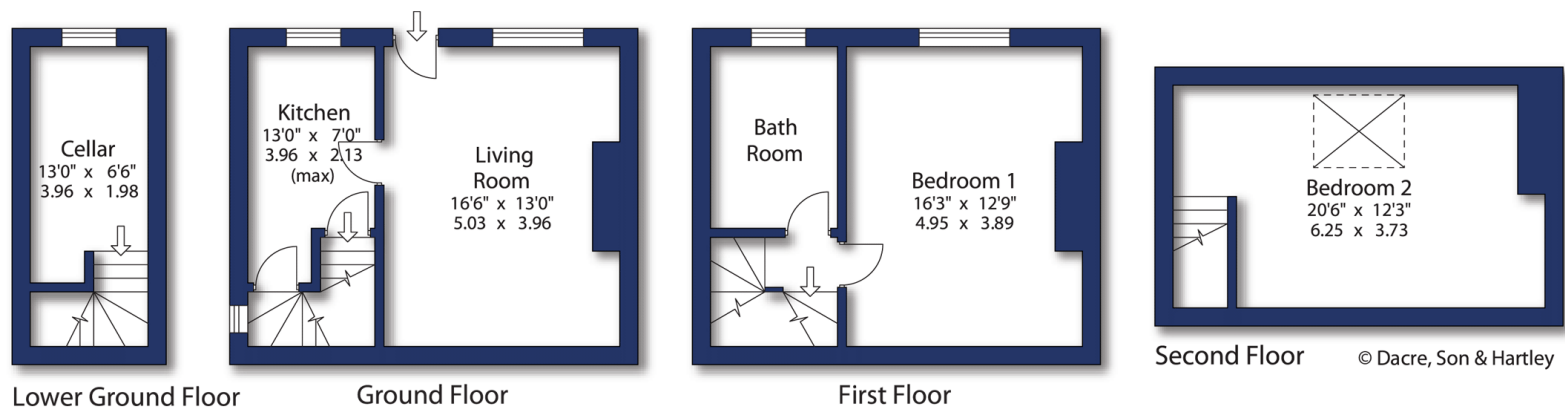
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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Floorplans



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

Contact us

01274 581794

saltaire@dacres.co.uk