



55 Compton Street, Dudley Hill, Bradford, West Yorkshire, BD4 9NE

3 BEDROOMED FAMILY HOME.

Very well presented INNER THROUGH TERRACE, which we feel would make a perfect family home. Provides 3 BEDROOMS and is ideally located close to Bradford City Centre and offers easy access to all commuter routes. Early viewing is essential.

The accommodation comprises: Lounge, Kitchen, 3 Bedrooms & Bathroom.

Asking Price £130,000

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LOUNGE 14' x 13' (max) (4.27m x 3.96m (max))

Attractive feature fireplace. Gas fire.

KITCHEN DINER 12'11" x 7'11" (3.94m x 2.41m)

Well equipped kitchen with a range of wall and base units. Built in oven and hob. Access to basement.

BASEMENT 2 rooms to create further living rooms (subject to building regulations)

BASEMENT ROOM 1 14' 12' (4.27m)

With radiator

BASEMENT ROOM 2 8' x 8' (2.44m x 2.44m)**LANDING****BEDROOM 1 13' x 11' (Max) (3.96m x 3.35m (Max))****BEDROOM 2 11' x 5' (3.35m x 1.52m)**

Storage cupboard

ATTIC BEDROOM 3 11' x 13' (max) (3.35m x 3.96m (max))

Velux roof light

BATHROOM White bathroom suite. Shower over the bath. Heated towel rail.

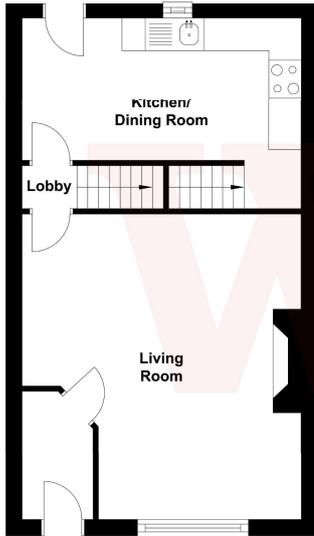
OUTSIDE Small front yard. Low maintenance garden to the rear.

PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

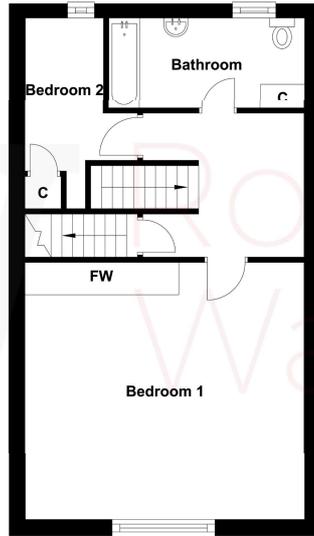
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



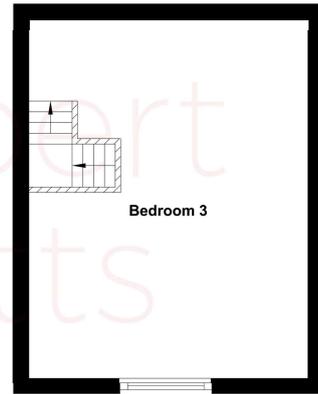
Ground Floor



First Floor



Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		