



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

3 BEDROOMS.

Lovely Inner Through Terrace that we feel would make an ideal buy for first time buyers. The house is very well presented and provides 3 Bedrooms. Ideally located close to all local shops, Asda and minutes to Bradford City Centre.

The accommodation comprises: Lounge, Kitchen, 2 Bedrooms & Bathroom.

Asking Price £125,000

T 01274 689589 **E** birkenshaw@robertwatts.co.uk **W** robertwatts.co.uk
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

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LOUNGE 14' (4.27) x 13' (3.96) into Chimney Breast

Feature fireplace with an electric fire.

KITCHEN DINER 13' x 8' (3.96m x 2.44m)

Well equipped kitchen with a range of base and wall units, worktops and sink unit. Built in oven and hob. Access to 2 keeping cellars.

BASEMENT CELLAR

LANDING

BEDROOM 1 13' x 11' Max (3.96m x 3.35m Max)

Fitted wardrobes

BEDROOM 2 10' x 5' Max (3.05m x 1.52m Max)

ATTIC BEDROOM 3 17' (5.18) x 9' (2.74) + recess

BATHROOM White bathroom suite with tiled walls.

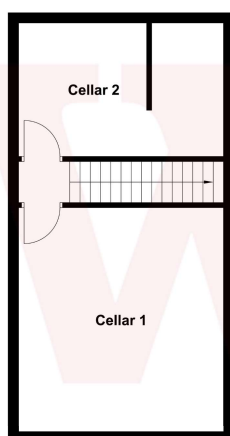
OUTSIDE Low maintenance garden at the rear.

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.

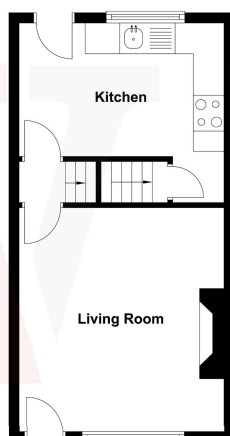
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



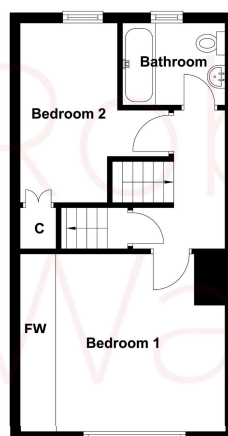
Lower Ground Floor



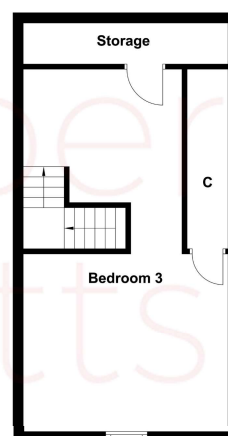
Ground Floor



First Floor



Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



01274 689589



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