



26 Rook Lane, Dudley Hill, Bradford, BD4 9NJ

NO CHAIN: Well appointed FRONT BACK TO BACK TERRACE providing 1/2 BEDROOMED accommodation. Would make an ideal purchase for OWNER OCCUPIER and or BUY TO LET LANDLORD. The house has been successfully rented for past 5 years and is available with IMMEDIATE POSSESSION. Ideally located close to all shops, Asda Supermarket and an easy commute to Bradford City Centre.

£75,000

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ENTRANCE VESTIBULE

LOUNGE 14'5" (4.4) x 12'1" (3.68) + chimney breast
Gas fire (not working).

KITCHEN 9'4" x 5'6" (2.84m x 1.68m)
Range of kitchen units, worktops and sink unit. Access to;-

CELLAR

LANDING Built in storage cupboard.

DOUBLE BEDROOM 1 17'5" x 11'3" max (5.3m x 3.43m max)

OCCASIONAL BEDROOM 8'5" x 5'8" (2.57m x 1.73m)
No natural light. Access to;-

BATHROOM/W.C. 3 piece bathroom suite.

OUTSIDE Small garden to the front.

TENURE Freehold

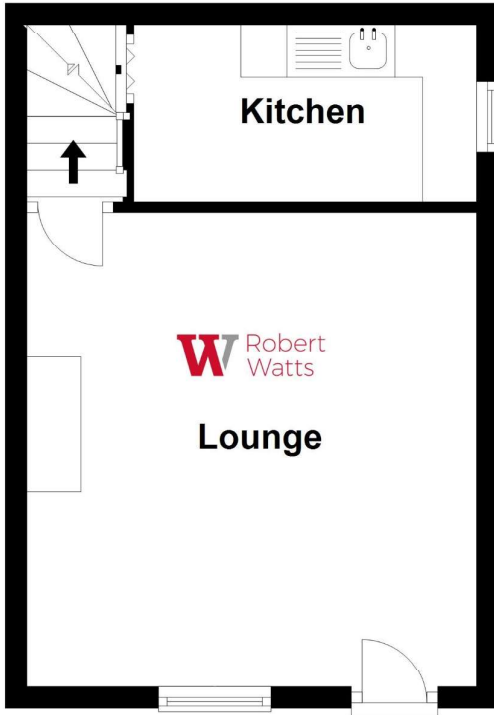
COUNCIL TAX BAND A – Bradford

BENEFITS Gas Central Heating
uPVC Double Glazing
Burglar Alarm
Immediate possession

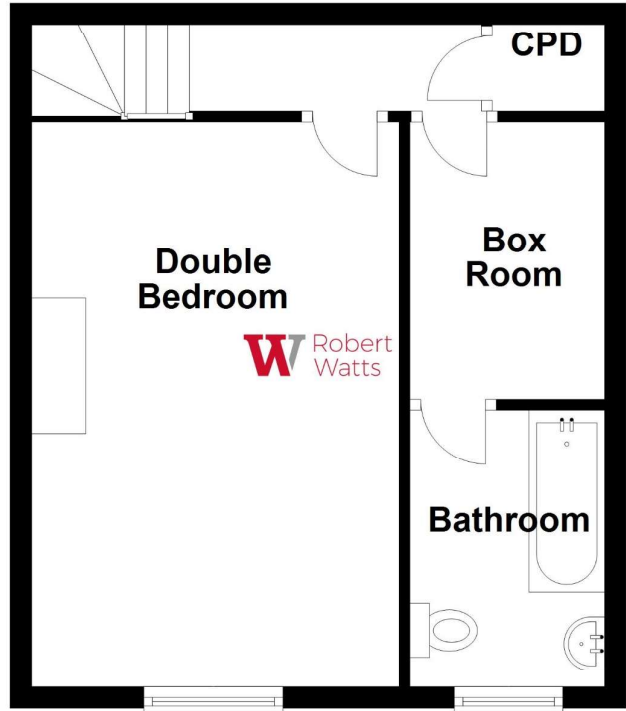
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



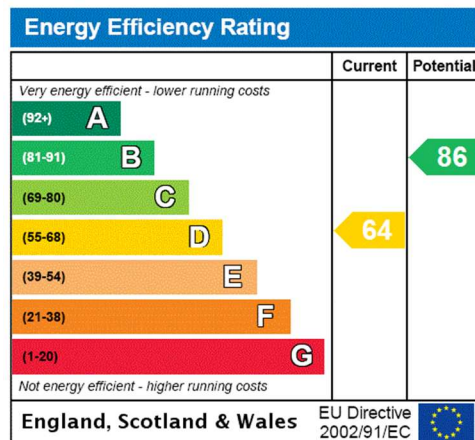
First Floor



Please note this floor plan is not to scale and should not be relied on as a basis to purchase this property.

Plan produced using PlanUp.

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