



95 Dick Lane, Bradford, West Yorkshire, BD4 8HX

NO CHAIN: Well presented **EXTENDED THROUGH TERRACE**, providing **2/3 BEDROOMED** accommodation. The much improved house has a great modern **EXTENDED KITCHEN**, along with **DOWNSTAIRS WC**. Set back from the main road with **LOVELY WELL KEPT OPEN GARDEN** and **PARKING** to the back. Ideally located close to both Leeds and Bradford and short distance to Pudsey Train Station and commute into Leeds.

Asking Price £125,000

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ENTRANCE VESTIBULE

LOUNGE 14'3" x 11'4" Max (4.34m x 3.45m Max)

Feature fire place built in to chimney breast. Log burning stove.

EXTENDED DINING KITCHEN 17'8" x 10'1" (5.38m x 3.07m)

Impressive extended dining kitchen with a range of base and wall units, worktops and sink unit. Built in oven and hob. Access to cellar.

DOWNSTAIRS WC

LANDING

BEDROOM 1 12' x 8'5" (3.66m x 2.57m)

BEDROOM 2 11'2" x 7'5" (3.4m x 2.26m)

ATTIC ROOM 12' x 11'4" Max (3.66m x 3.45m Max)

Top floor attic room, that is not classed as a bedroom. Velux roof light

SHOWER ROOM/WC Compact room, with white bathroom suite. Corner shower cubicle. Heated towel rail.

COUNCIL TAX Band A - Bradford




TENURE Freehold

OUTSIDE Set back from the main road, with well kept, open lawned garden to the front. Parking to the back.

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.





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