



## 69 Dick Lane, Bradford, BD4 8HX

**NO CHAIN:** Very well presented Inner Through Terrace situated in this pleasant position set back from the main road with lovely open plan gardens to the front. Would make an ideal buy for first time buyers and provides 2 bedrooms + attic room. Early viewing is highly recommended.

**Asking Price £110,000**

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## **ENTRANCE VESTIBULE**

### **LOUNGE 15'1" x 13'3" (4.6m x 4.04m)**

Attractive feature fireplace with gas fire. Wood flooring.

### **KITCHEN 10'2" x 8' (3.1m x 2.44m)**

Well equipped fitted kitchen with a range of base and wall units, worktops and sink unit. Freezer, washing machine cooker included. Access to cellar.

## **LANDING**

### **BEDROOM 1 10' x 9'8" Max (3.05m x 2.95m Max)**

Fitted wardrobes

### **BEDROOM 2 11'8" x 7'5" (3.56m x 2.26m)**

Fitted wardrobes, access to attic room

### **ATTIC ROOM 15' x 12'9" (4.57m x 3.89m)**

Velux roof light.

**BATHROOM** White bathroom suite, vanity sink unit, heated towel rail.

**OUTSIDE** Set back from the main road, open plan lawned garden to the front. Pleasant enclosed flagged garden to the rear with outbuilding.

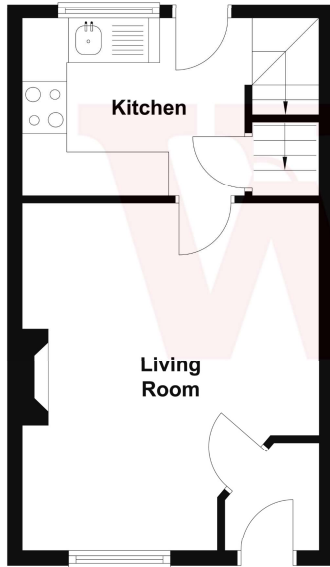
**TENURE** Freehold

**COUNCIL TAX** Band A

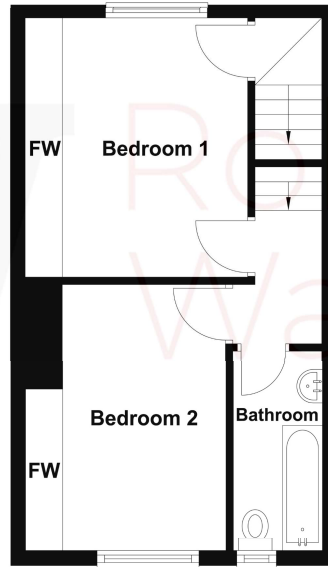
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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

