






26 Bertie Street, Dudley Hill, Bradford, BD4 9LL

FAST TRACK SALE, QUICKER COMPLETION: Ask for more information.

Really well presented Inner Town House that will make a perfect home for first time buyers. Much improved in recent years, including impressive fitted kitchen and shower room. Outside, landscaped gardens and garage. With 3 Bedrooms and occupies a cul de sac position. NOT TO BE MISSED.

Asking Price £132,000

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

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FAST TRACK LEGAL PACK This property benefits from a fast track legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to pay £360.00 including VAT, on a non refundable basis before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

ENTRANCE HALL

LOUNGE 15'1" x 10'2" (4.6m x 3.1m)

Fireplace with an electric fire.

KITCHEN DINER 14'5" x 10'11" (4.4m x 3.33m)

Impressive modern kitchen with a range of base and wall units, worktops and sink unit. Integrated fridge freezer. Built in oven with an induction hob. Pull out larder unit. Quooker instant hot water tap.

LANDING Access to part boarded loft.

BEDROOM 1 12'9" x 8'5" (3.89m x 2.57m)

BEDROOM 2 13' x 8'6" (3.96m x 2.6m)

BEDROOM 3 7'8" x 6'2" (2.34m x 1.88m)

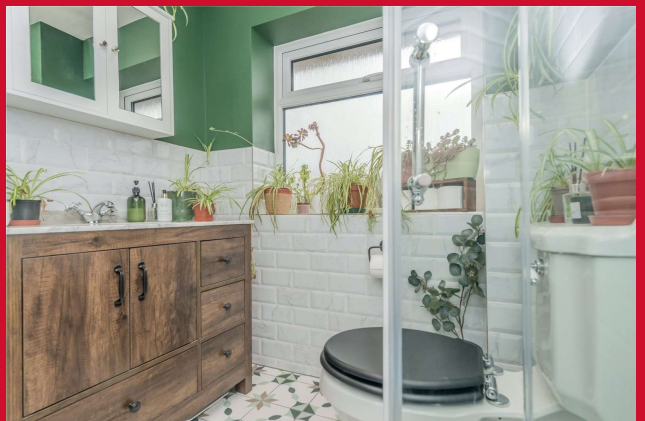
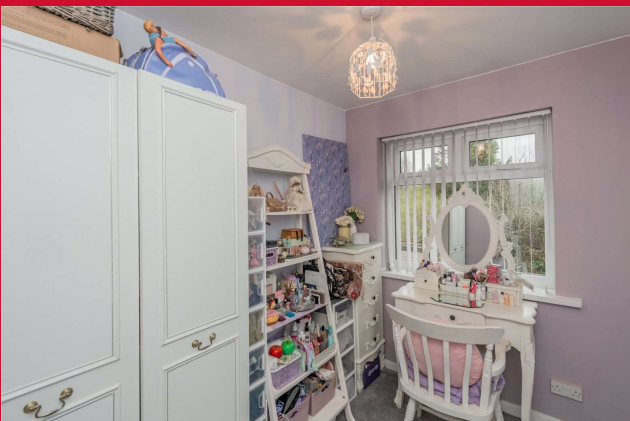
SHOWER ROOM/WC Modern shower room. Vanity sink unit with marble top. Tiled walls and floor. Heated towel rail.

OUTSIDE Situated at the top of the cul de sac with a garage. Low maintenance garden to the front. Lovely landscaped low maintenance garden to the rear.

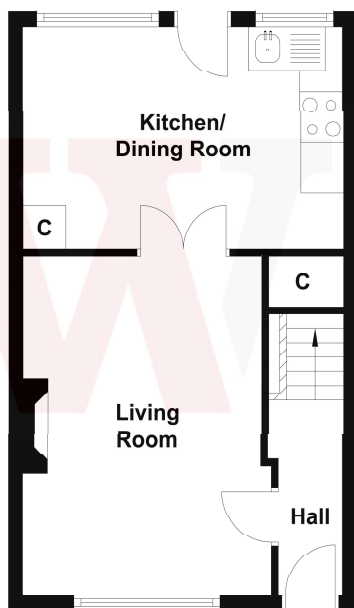
TENURE Freehold

COUNCIL TAX Band B

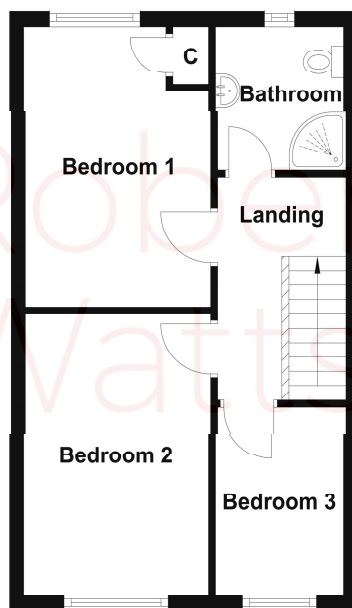
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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 @robertwatts_

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