



4 Moorcroft Road, Bradford, BD4 6NQ

In need of overall updating/refurbishment, END FRONT BACK TO BACK TERRACE. Would make an ideal investment opportunity. Sensibly priced to encourage a sale and provides 1 bedroomed accommodation. Situated in this popular location, close to the shops on Tong Street and an easy commute into Bradford City Centre.

Asking Price £60,000

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LOUNGE 14'1" x 14' max (4.3m x 4.27m max)

KITCHEN 6'9" x 5'5" (2.06m x 1.65m)

Selection of basic kitchen units, worktop and sink unit. Access to:

CELLAR Small cellar

LANDING

DOUBLE BEDROOM 14'1" x 9'4" max (4.3m x 2.84m max)

BATHROOM/W.C. 8' (2.44) x 4'5" (1.35) + recess

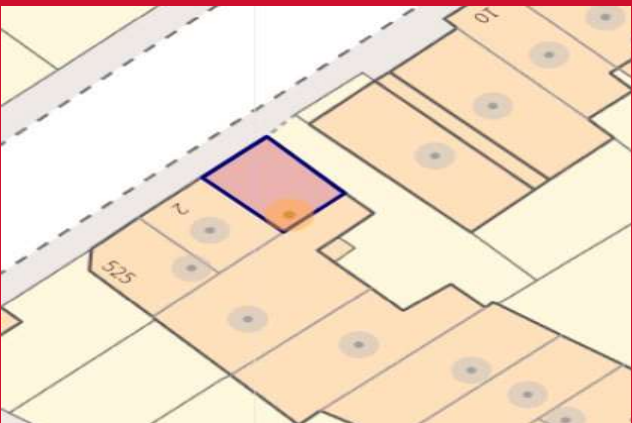
3 piece bathroom suite.

OUTSIDE Please note there is no garden or driveway. The gates shown on the outside photograph are for next door.

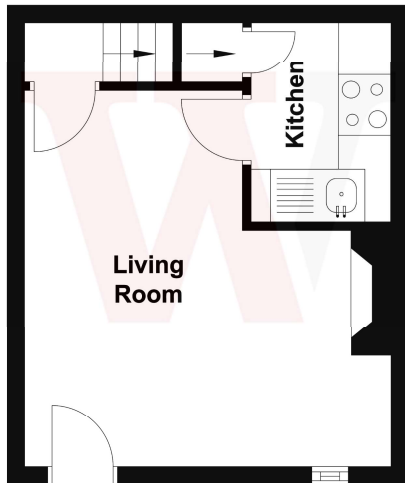
TENURE Freehold

COUNCIL TAX BAND A - Bradford

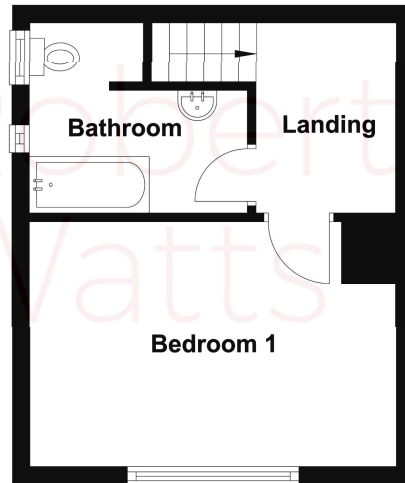
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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 | | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | 16 | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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