



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

FULLY RENOVATED: Do not miss out on this really well presented THROUGH TERRACE, that has been subject to a FULL RENOVATION PROGRAM. With 2 BEDROOMS, NEWLY FITTED KITCHEN/ BATHROOM, NEW BOILER and DECORATED/CARPETED. Would make an ideal buy for owner occupier. Occupying a cul de sac position and within short distance to Bradford City Centre and for a local shops.

The accommodation comprises: Lounge, Kitchen, 2 Bedrooms & Bathroom.

Asking Price £99,950

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LOUNGE 13'7" x 13'1" (4.14m x 4m)

KITCHEN 12'6" x 8'6" (3.8m x 2.6m)

Lovely newly installed kitchen with a range of base and wall units, worktops and sink unit. Built in cooker with hob and extractor unit.

LANDING

BEDROOM 1 13' x 11'2" Max (3.96m x 3.4m Max)

Feature box window.

BEDROOM 2 9'5" x 5' (2.87m x 1.52m)

BATHROOM Newly installed white bathroom suite, shower over the bath. Vanity sink unit. Heated towel rail.

OUTSIDE Enclosed low maintenance garden at the back, with access from Fenby Avenue.

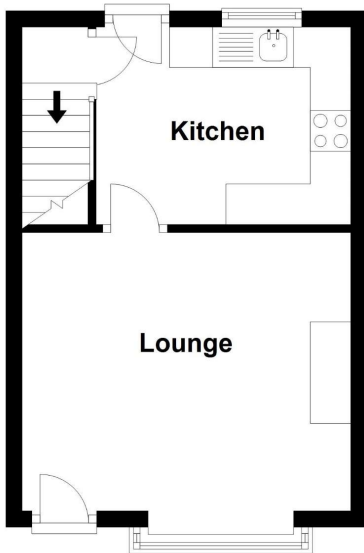
COUNCIL TAX Band A

TENURE Freehold

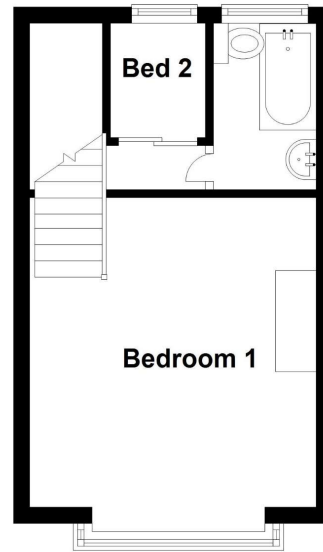
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(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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