



2a Dawson Lane, Tong Street, Bradford, BD4 6HN

NO CHAIN: Good sized END TERRACE providing 3/4 BEDROOMS with GARDEN AREA. Ideal purchase for BUY TO LET INVESTOR / OWNER OCCUPIER. Has been successfully rented in recent years and has been decorated and carpeted. Ideally located close to Tong Street & Bradford City Centre.

The accommodation comprises: Kitchen, Lounge, 3/4 Bedrooms & Bathroom.

Asking Price £110,000

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GROUND FLOOR

KITCHEN 16'3" x 9' max (4.95m x 2.74m max)

Well-equipped fitted kitchen with a range of modern base and wall units with worktops and sink unit with mixer taps. Lino flooring.

LOUNGE 12'1" x 13'10" (3.68m x 4.22m)

FIRST FLOOR

BEDROOM 1 11'5" (3.48) x 9'11" (3.02) + wardrobes

BEDROOM 2 8'6" x 9' (2.6m x 2.74m)

Built in wardrobes

TOP FLOOR

ATTIC BEDROOM 3 Good sized top floor attic room, separated by chimney breast that can/could be used as 2 bedrooms. 10'2" x 10'6". Average measurements plus slopping ceiling. Velux roof light. Open to 7'3" x 9'0" average measurements plus sloping ceiling. uPVC window to gable wall.

BATHROOM Three piece white bathroom suite with fitted overhead shower and glass shower screen.

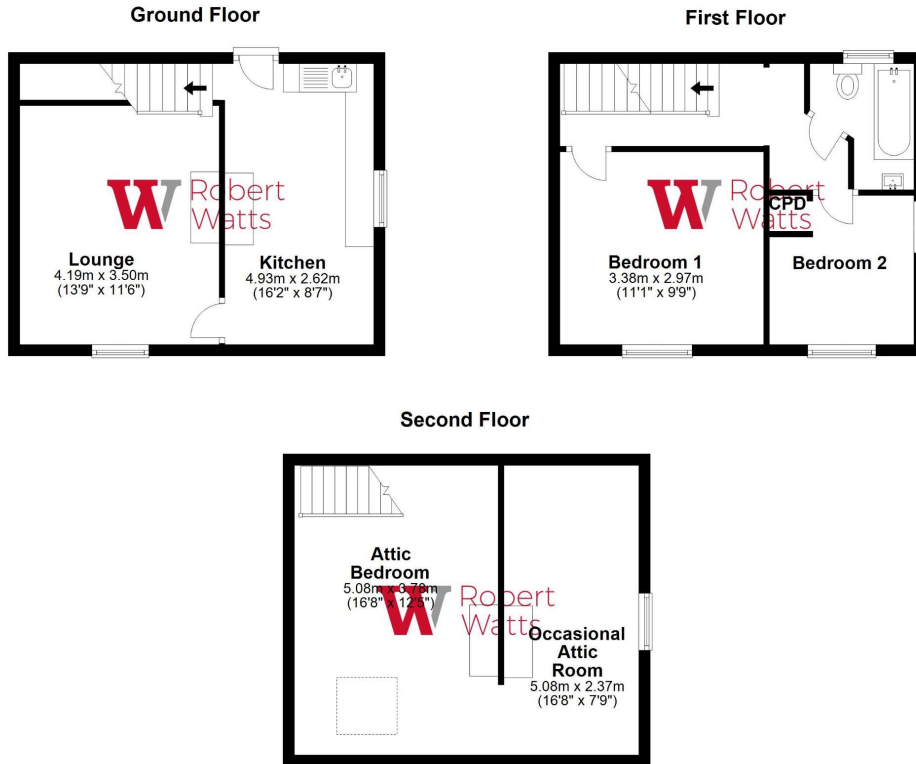
COUNCIL TAX Bradford Council

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.





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.

2a Dawson Lane

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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