



## 39 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 £100,000**

**T** 01274 689589 **E** [birkenshaw@robertwatts.co.uk](mailto:birkenshaw@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)  
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

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**LOUNGE 13'7" x 13'7" (4.14m x 4.14m)**

Inset chimney breast. Tiled with a free standing electric fire.

**KITCHEN DINER 13'8" x 8'8" (4.17m x 2.64m)**

Lovley, newly fitted kitchen with a range of high gloss wall and base units. Built in oven, hob and extractor fan.

**LANDING****BEDROOM 1 14' x 13'6" Max (4.27m x 4.11m Max)**

Feature decorative fire.

**BATHROOM** Newly fitted white bathroom suite. Shower attachment over the bath. Fitted vanity sink unit. Part tiled walls.

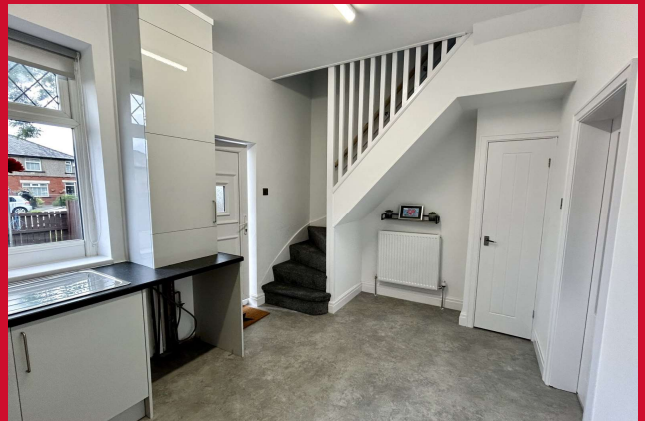
**OUTSIDE** Landscaped rear garden

**COUNCIL TAX** Band A - Bradford

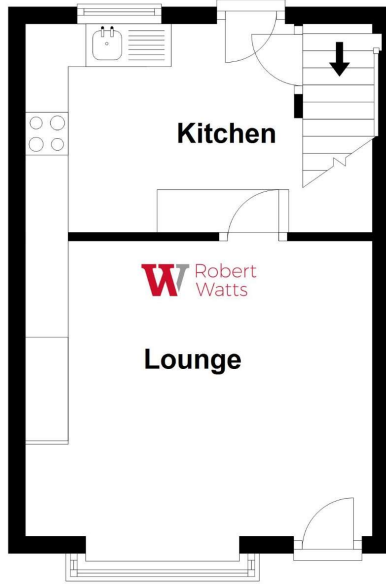
**TENURE** Freehold

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.

### 39 Bertie Street

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

01274 689589 
 [birkenshaw@robertwatts.co.uk](mailto:birkenshaw@robertwatts.co.uk)
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