



## 10 Pitts Street, Cutler Heights Lane, Bradford, BD4 9JJ

LOOKING FOR SOMETHING A BIT DIFFERENT?

Substantial and bespoke MODERN 3 STOREY END TOWNHOUSE, individually designed and built in 2007 on an existing footprint. Offering contemporary modern living with 5 BEDROOMS. The house nestles at the end of this small cul-de-sac and only by viewing can it be fully appreciated with its attractive sun trap garden plot. Ideal FAMILY HOME with flexible specification accommodation over 3 that can be adapted to suite their own individual needs.

**Asking Price £245,000**

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## GROUND FLOOR

### ENTRANCE HALL

**LOUNGE 15'4" x 9'9" (4.67m x 2.97m)**

**KITCHEN 19'9" x 9'1" (6.02m x 2.77m)**

Well equipped kitchen with a range of wall and base units, worktops and sink unit

**CONSERVATORY/SUN ROOM** Lovely Sun Room, open off the kitchen and looks out over the garden.

**INTERNAL HALL/STOREROOM** Leading to shower room

**SHOWER ROOM** Downstairs shower and w/c

## FIRST FLOOR

**LANDING** Useful storage cupboard/play den

**BEDROOM 1 14'9" x 9'9" (4.5m x 2.97m)**

Lovely room which was originally the lounge.

**BEDROOM 5 9'1" x 8'5" (2.77m x 2.57m)**

This room was originally larger but has been partitioned to create an office. Could convert back,

**OFFICE 9'1" x 8'3" (2.77m x 2.51m)**

## TOP FLOOR

**BEDROOM 2 11'8" x 10'1" (3.56m x 3.07m)**

**BEDROOM 3 12' (3.66) x 9'4" (2.84) + recess**

**BEDROOM 4 10'8" x 10' (3.25m x 3.05m)**

**WC** Additional toilet.

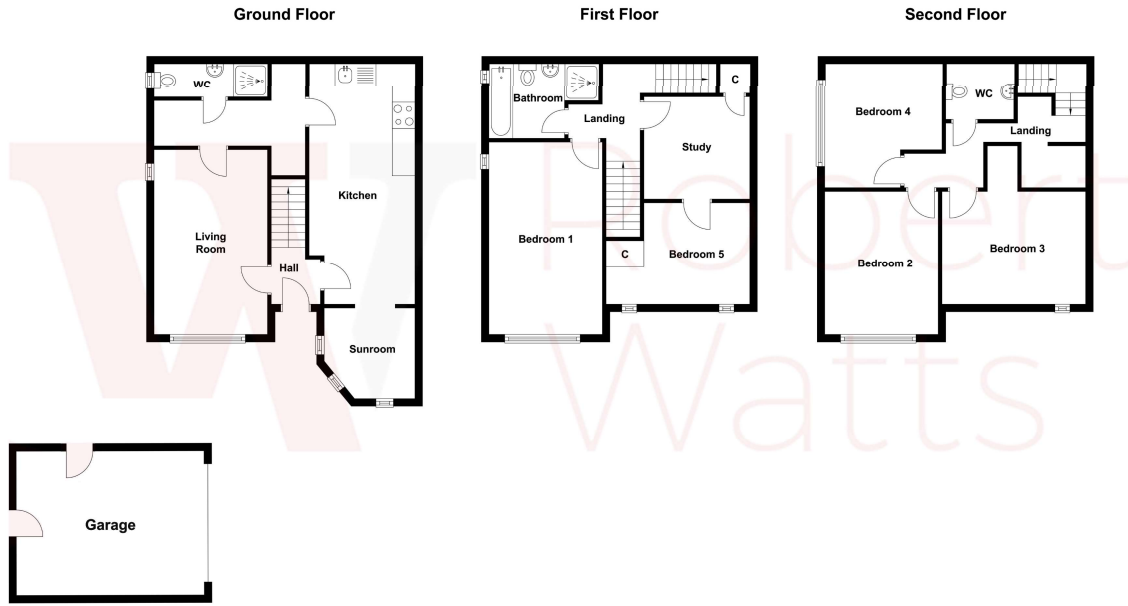
## OUTSIDE

**COUNCIL TAX BAND** C - 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.





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>	76	83
(55-68) <b>D</b>		
(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	

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