



## **4 Shetcliffe Lane, Tong Street, Bradford, BD4 9RH**

SWIFT MOVE SALE - QUICKER COMPLETION: Ask for more information.

Inner Through Terrace providing 2 bedroomed accommodation, situated just off Tong Street and ideally located close to all shops, bus routes and access into Bradford City Centre. The house would make an ideal buy for either owner occupier or for buy to let. Plus it has a good sized back garden. Not to be missed.

**Asking Price £105,000**

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**SWIFT MOVE LEGAL PACK** This property benefits from a Swift Move legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to sign an agreement to pay £420 inc. vat for the pack on completion before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

## **ENTRANCE VESTIBULE**

**LOUNGE 15' x 14' (4.57m x 4.27m)**

**KITCHEN 18'10" x 7' (5.74m x 2.13m)**

Range of kitchen units, worktops and sink unit. Built in oven and hob. Leading to the cellar.

**REAR ENTRANCE VESTIBULE** Leading to the back garden.

**LANDING** Walk in storage cupboard.

**BEDROOM 1 12' x 12' (3.66m x 3.66m)**

Built in wardrobe.

**BEDROOM 2 10' x 7' max (3.05m x 2.13m max)**

**BATHROOM/W.C** 3 piece white bathroom suite with shower over the bath. Tiled walls. Heated towel rail.

**OUTSIDE** Small fore yard and pleasant garden to the back.

**TENURE** Freehold

**COUNCIL TAX BAND** A - Bradford

**MORTGAGES** We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

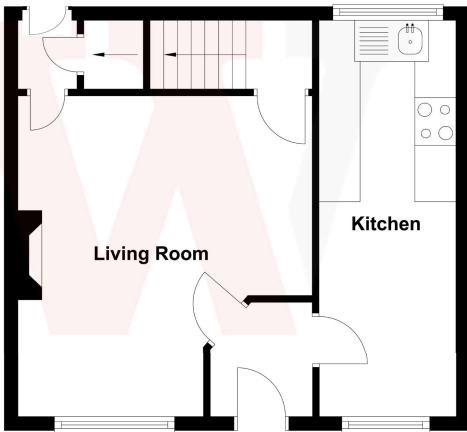
Your home may be repossessed if you do not keep up repayments on your mortgage.

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>81</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</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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