



50 Rook Lane, Dudley Hill, Bradford, BD4 9NJ

Well appointed FRONT BACK TO BACK TERRACE providing 2 BEDROOMED accommodation. Would make an ideal purchase for OWNER OCCUPIER and or BUY TO LET LANDLORD. Ideally located close to all shops, Asda Supermarket and an easy commute to Bradford City Centre.

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

Asking Price £85,000

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ENTRANCE VESTBULE

LOUNGE 14' x 12' (4.27m x 3.66m)

KITCHEN 10' x 5' max (3.05m x 1.52m max)

Cellar Head Kitchen with a range of wall and base units, worktops and sink unit. Built in oven and hob. Access to;-

CELLAR

LANDING Storage cupboard.

BEDROOM 1 11' x 9' (3.35m x 2.74m)

Built in wardrobe.

BEDROOM 2 17' x 6' (5.18m x 1.83m)

SHOWER ROOM/W.C. White suite with corner shower cubicle.

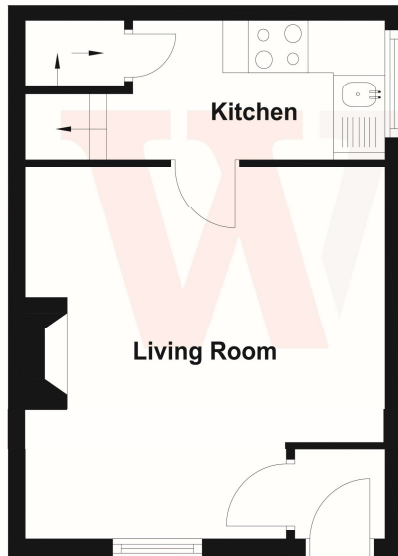
OUTSIDE Small fore yard.

PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

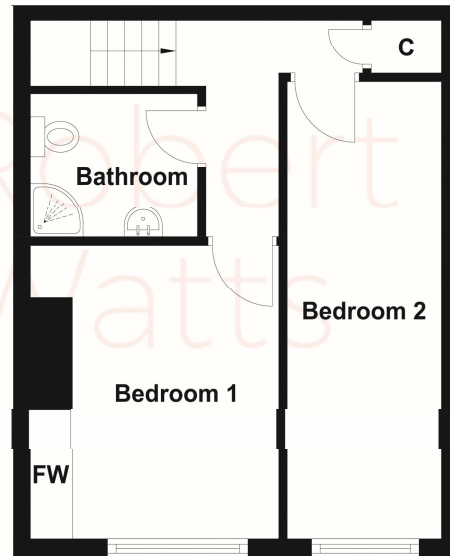
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		