



## 51 Bertie Street, Dudley Hill, Bradford, BD4 9LL

NO CHAIN AND IDEAL FOR BUY TO LET:

This house is the same size and foot print as the others on the street, but is currently 1 bed roomed with large bathroom. The bathroom can easily be split to create a smaller room and make the house 2 bedrooms. Having been successfully let for many years and would make another perfect rental. The houses on Bertie Street have been selling fast and so early interest is essential.

The accommodation comprises: Lounge, Kitchen, 1 Bedroom & Bathroom,

**Asking Price £75,000**

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**LOUNGE 13' (3.96) x 11'11" (3.63) + chimney breast**

**KITCHEN 11'10" x 9' (3.6m x 2.74m)**

Range of base and wall units, worktops and sink unit. Built in oven and hob. Useful storage cupboard.

**LANDING**

**DOUBLE BEDROOM 1 13' (3.96) x 12' (3.66) + recess**

**BATHROOM** Large bathroom with a 2 piece suite. Can easily be adapted to make it smaller and create a 2nd bedroom.

**OUTSIDE** Yard to the back.

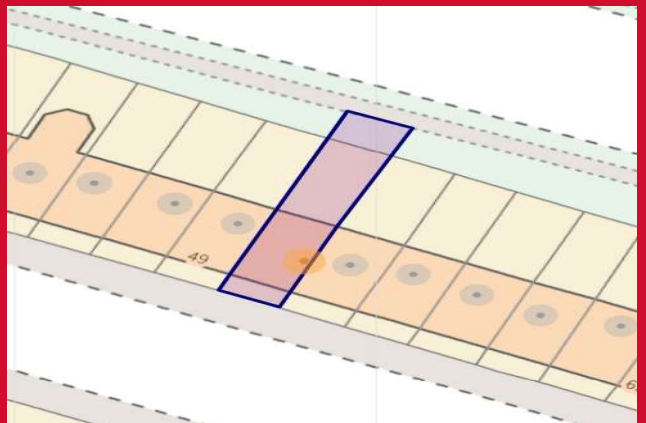
**COUNCIL TAX** Band - A

**TENURE** Freehold

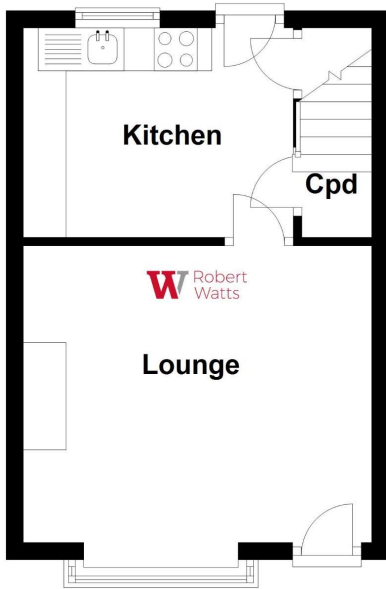
**MORTGAGES** We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

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

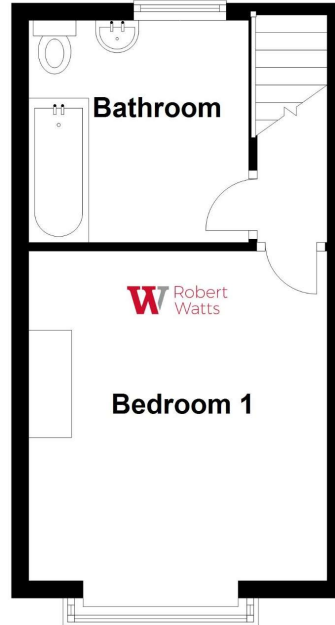
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



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.

### 51 Bertie Street

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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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