



22 Fern Street, Cutler Heights Lane, Bradford, BD4 9JA

ATTENTION INVESTOR LANDLORDS: 1/2 Bedroomed Through by Light Terrace. Set back away from the main road, the house has been successfully rented for over 15 years and is sold with immediate possession.

The accommodation comprises: Lounge, Kitchen, 1/2 Bedrooms & Bathroom.

Asking Price £62,000

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ENTRANCE HALL Entrance vestibule

LOUNGE 13' x 10' (3.96m x 3.05m)

KITCHEN L-shaped kitchen with a range of wall and base units, worktops and sink unit. Built in oven and hob

BEDROOM 1 11' x 9'11" (3.35m x 3.02m)

BEDROOM 2/OCCASIONAL ROOM 9' x 4' (2.74m x 1.22m)

Occasional room leading to bathroom

BATHROOM Three piece white bathroom suite

COUNCIL TAX Bradford Council - Band A

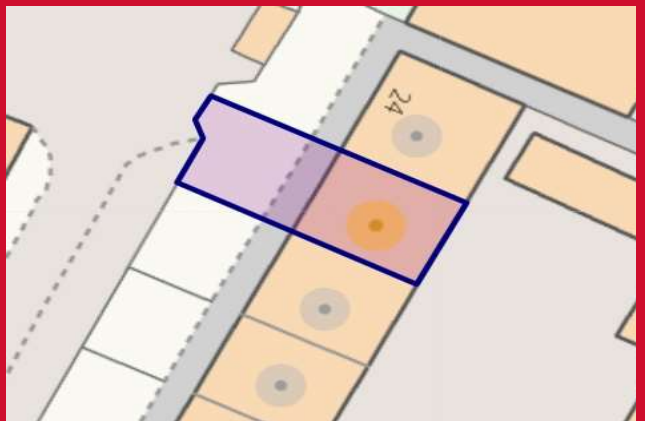
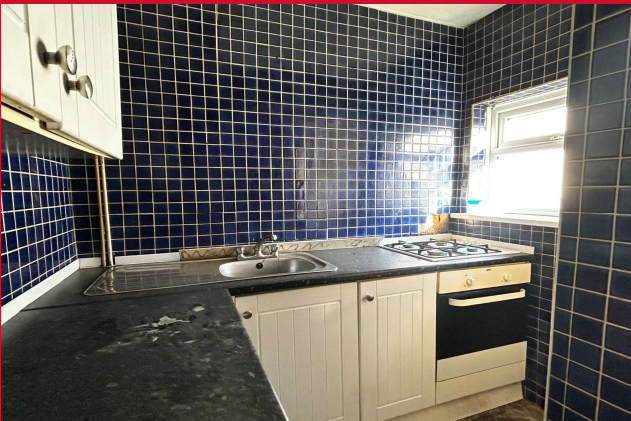
OUTSIDE Low maintenance decking terrace garden. Please note, there is right of access through the garden/gate for no` 24.

TENURE Freehold

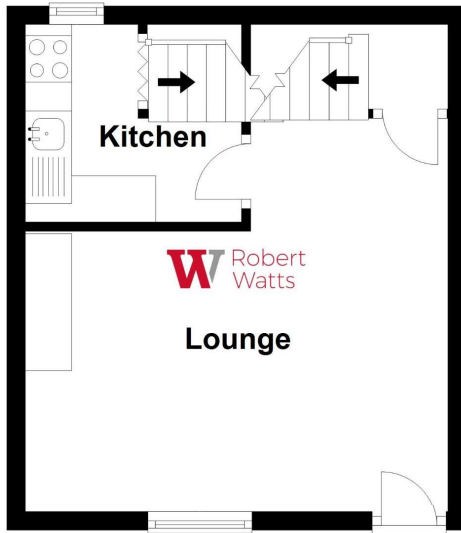
MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

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

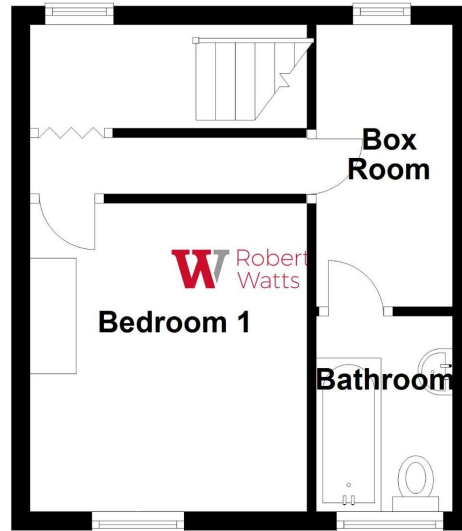
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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

22 Fern Street

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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