



22 Rayleigh Street, East Bowling, Bradford, BD4 7JR

NO CHAIN: Early viewing is highly recommended on this inner Through Terrace. The house provides family sized 4 BEDROOMED TWIN DORMER accommodation. Situated in this ever popular location. Available with immediate possession. **NOT TO BE MISSED.**

The accommodation comprises: Lounge, Kitchen, 4 Bedrooms & Bathroom.

Offers Over £125,000

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GROUND FLOOR

ENTRANCE VESTIBULE

LOUNGE 11' (3.35) x 11' (3.35) + chimney breast

KITCHEN 12' x 12' (3.66m x 3.66m)

Well equipped fitted kitchen, with range base and wall units.

FIRST FLOOR

LANDING Built in cupboard.

BEDROOM 1 12' x 11' max (3.66m x 3.35m max)

BEDROOM 2 7' x 7' (2.13m x 2.13m)

BATHROOM/W.C. 3 piece white bathroom suite.

TOP FLOOR

DORMER BEDROOM 3 11' x 10' (3.35m x 3.05m)

DORMER BEDROOM 4 11' x 6' (3.35m x 1.83m)

OUTSIDE Small fore yard. Yard/garden at the back.

TENURE Freehold

COUNCIL TAX BAND A - Bradford

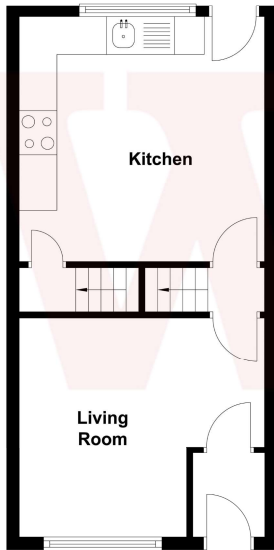
MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

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

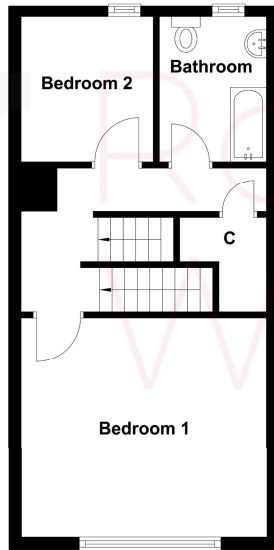
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



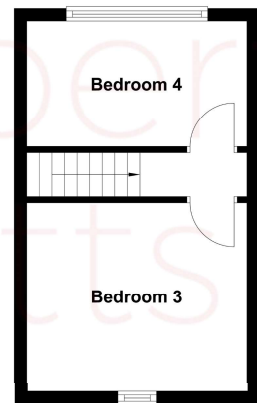
Ground Floor



First Floor



Second Floor



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		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	