



## 135 Parsonage Road, Laisterdyke, Bradford, BD4 8PR

**NO CHAIN:** Inner THROUGH TERRACE, providing 3 BEDROOMED accommodation. Would make an ideal purchase for BUY TO LET LANDLORD. Has been successfully rented for over 15 years and is now available with immediate possession.

Comprises: Lounge, Kitchen, 3 Bedrooms & Bathroom.

**Asking Price £115,000**

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**LOUNGE 13' x 12' (3.96m x 3.66m)**

**KITCHEN 12' x 9' (3.66m x 2.74m)**

Range of kitchen wall and base units, worktops and sink unit. Built in oven and hob.

**LANDING**

**BEDROOM 1 12'11" x 9' max (3.94m x 2.74m max)**

**BEDROOM 2 10' x 8' (3.05m x 2.44m)**

**BEDROOM 3 8'11" x 5' (2.72m x 1.52m)**

**BATHROOM** White bathroom suite with corner bath. Tiled walls.

**OUTSIDE** Small yard to rear

**TENURE** Freehold

**COUNCIL TAX BAND** A - Bradford

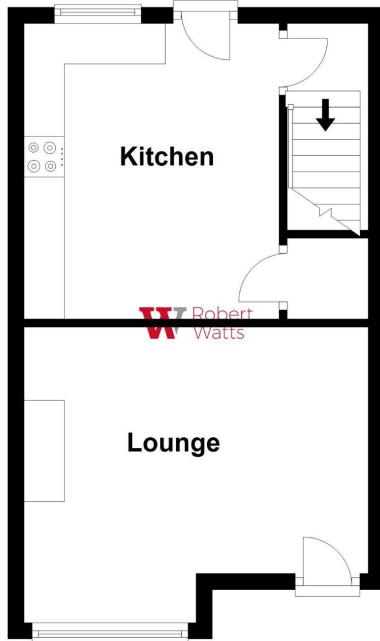
**MORTGAGES** We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

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

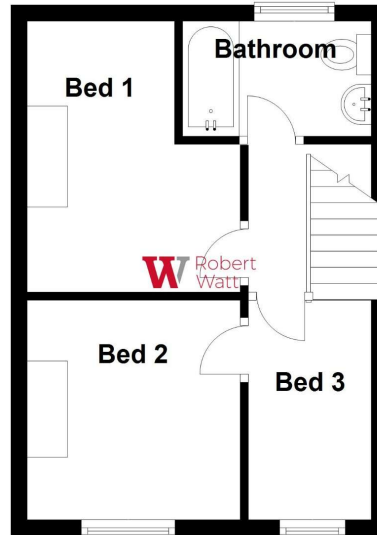
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



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.

### 135 Parsonage Road

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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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