






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

SWIFT MOVE SALE -QUICKER COMPLETION: Ask for more information.

Really well presented Inner Town House that will make a perfect home for first time buyers. Much improved in recent years, including impressive fitted kitchen and shower room. Outside, driveway, garden and garage. With 3 Bedrooms and occupies a cul de sac position. NOT TO BE MISSED.

**Asking Price £140,000**

 01274 689589  [birkenshaw@robertwatts.co.uk](mailto:birkenshaw@robertwatts.co.uk)  [robertwatts.co.uk](http://robertwatts.co.uk)  
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

 [RWEstateAgents](https://www.facebook.com/RWEstateAgents)  [@robertwatts\\_](https://twitter.com/robertwatts_)

[arla | propertymark](#) [naea | propertymark](#)

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

**SWIFT MOVE LEGAL PACK** The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

## ENTRANCE HALL

### LOUNGE 14' x 10' (4.27m x 3.05m)

Impressive 'Media Wall'.

### KITCHEN 14' x 9' (4.27m x 2.74m)

Well equipped kitchen with a range of units, worktops and sink unit. Range cooker with extractor fan. Understairs storage. uPVC French doors leading to the garden.

## LANDING

### BEDROOM 1 13' x 8' max (3.96m x 2.44m max)

### BEDROOM 2 13' x 8' (3.96m x 2.44m)

### BEDROOM 3 7' (2.13) x 6' (1.83) + stair head

**BATHROOM/W.C.** Modern white bathroom suite with shower over the bath. Vanity sink unit. Heated towel rail.

### LOFT 14'10" (4.52) x 11' (3.35) average measurement for guidance only

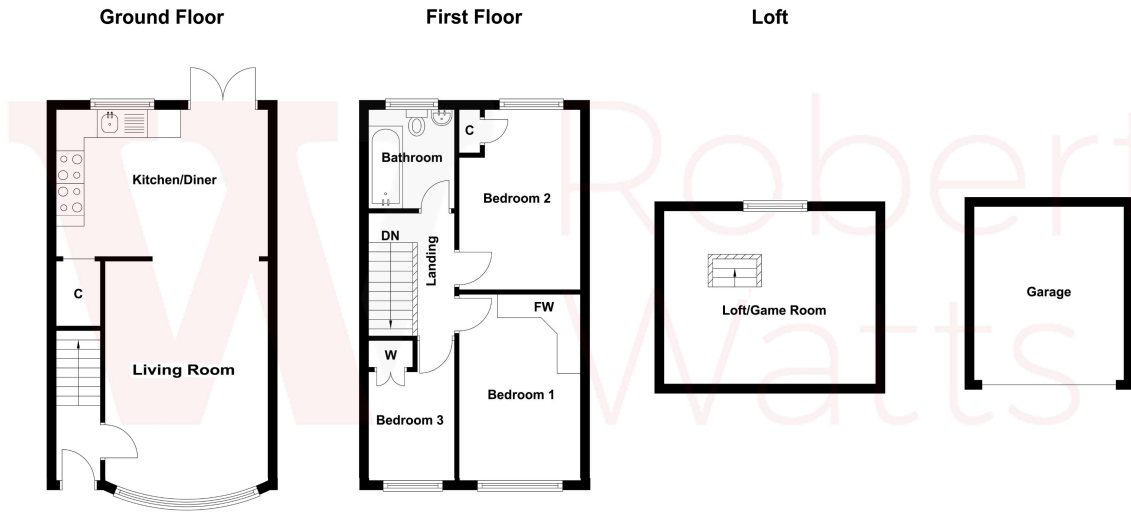
Decorated and carpeted. Velux Roof Light. Access via pull down loft ladder.

**OUTSIDE** Off-street parking. Pleasant, enclosed, low maintenance decked garden.

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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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	

01274 689589 
 [birkenshaw@robertwatts.co.uk](mailto:birkenshaw@robertwatts.co.uk)
[robertwatts.co.uk](http://robertwatts.co.uk)  
 Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

RWEstateAgents 
 @robertwatts\_

arla | propertymark    naea | propertymark