



28 Buller Street, Sticker Lane, Bradford, BD4 8QF

EXTENDED: Do not miss out on this impressive END THROUGH TERRACE, which has been significantly improved and enhanced in recent years. Provides 3 BEDROOMS, (2 DORMER BEDROOMS), together with lovely MODERN KITCHEN & BATHROOM. Must be viewed to fully appreciate.

The accommodation comprises: Lounge, Dining Room, Kitchen, 3 Bedrooms & Bathroom.

Asking Price £129,500

T 01274 689589 **E** birkenshaw@robertwatts.co.uk **W** robertwatts.co.uk
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

f RWEstateAgents **t** @robertwatts_

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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

LOUNGE 14' x 12' (4.27m x 3.66m)

KITCHEN 9' x 8' (2.74m x 2.44m)

Lovely modern kitchen, with well equipped range of wall and base units, worktops and sink unit. Central island. Integrated oven and hob. Archway to dining room.

DINING ROOM 11' x 8'10" approx (3.35m x 2.7m approx)

Open staircase to first floor.

BEDROOM 1 13'11" max x 12' (4.24m max x 3.66m)

BEDROOM 2 11' x 10'10" (3.35m x 3.3m)

Dormer Bedroom 2 .Built in wardrobes

BEDROOM 3 9' x 9' max (2.74m x 2.74m max)

Dormer Bedroom 3 with built in wardrobes

BATHROOM Modern white bathroom suite with corner shower cubicle

OUTSIDE Small enclosed garden/yard at the back.

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		84
(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	

01274 689589
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