



17 Parrott Street, Tong Street, Bradford, BD4 9QN

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

Lovely gable fronted end terrace, which has been much improved in recent years to provide a super home. Would make a perfect home for first time buyer. With 2 bedrooms + loft room, which is ideal for home office & lounge, dining room & kitchen. Ideally located off Tong Street and close to all local shops and a short commute into Bradford City Centre.

The accommodation comprises: Porch, Lounge, Dining Room, Kitchen, Utility, 2 Bedrooms , Loft Room & Bathroom.

Asking Price £95,000

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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

FRONT PORCH

LOUNGE 16'5" x 9' (5m x 2.74m)

Wall mounted fireplace

KITCHEN AREA 7'7" x 6' (2.3m x 1.83m)

Fitted kitchen with a range of wall and base units with inset sink. Integrated fridge, freezer, dishwasher and oven with four ring hob and extraction above. Access to utility room and opens to dining area

UTILITY ROOM With sink and plumbing for washer, can be downstairs w/c

DINING ROOM 10'5" x 8' (3.18m x 2.44m)

FIRST FLOOR LANDING With access to the loft room

BEDROOM 1 17'2" x 9'6" (5.23m x 2.9m)

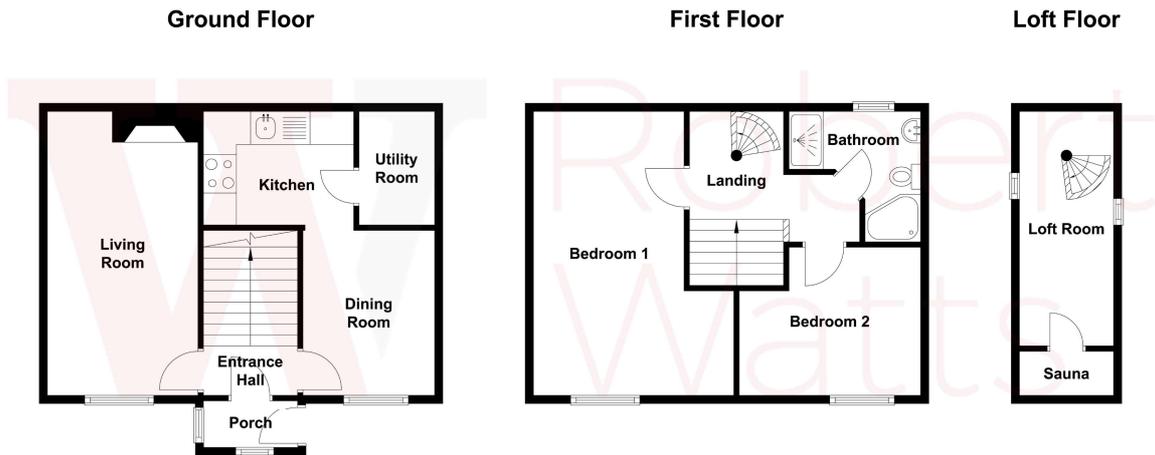
BEDROOM 2 9' x 8' (2.74m x 2.44m)

BATHROOM White bathroom suite with corner bath, glazed shower cubicle, W.C. and vanity sink. Tiles walls and floor.

LOFT ROOM Converted loft room with twin Velux roof lights and built in sauna.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		