



## **4 Lilian Street, Dudley Hill, Bradford, BD4 9LP**

**3 BEDROOMS: IDEAL FOR BUY TO LET: Attention Landlords:** Well presented Inner Through Terrace that is situated in a cul de sac and would make an ideal buy for rental purposes. Having been successfully let for many years and provides 3 BEDROOMS with GARDENS.

The accommodation comprises: Lounge, Kitchen, 3 Bedrooms & Bathroom,

**Asking Price £95,000**

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**LOUNGE 14' x 14' max (4.27m x 4.27m max)**

**KITCHEN 13' x 6' (3.96m x 1.83m)**

Well equipped kitchen with a range of base and wall units, worktops and sink unit. Built in oven and hob. Leading to;-

**CELLAR**

**LANDING**

**BEDROOM 1 14' (4.27) into alcove x 14' (4.27)**

**BEDROOM 2 7'11" x 5' (2.41m x 1.52m)**

**BATHROOM/W.C** 3 piece white bathroom suite. Part tiled walls.

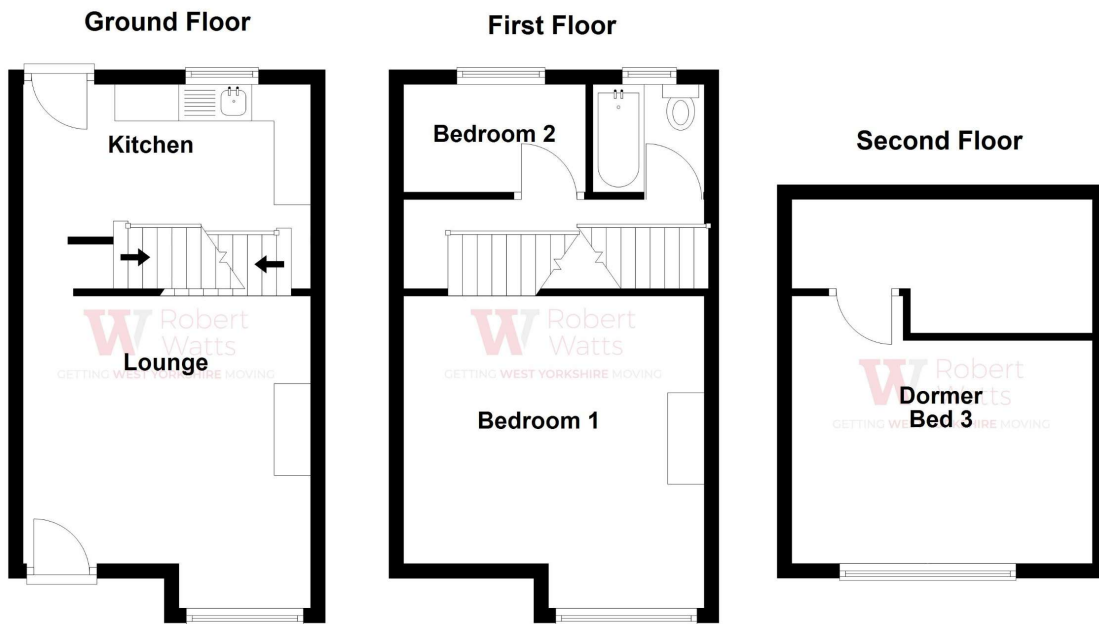
**DORMER BEDROOM 3 12' x 12' (3.66m x 3.66m)**

**OUTSIDE** Yard to rear.

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.







4 Lilian Street

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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