



45 Bertie Street, Dudley Hill, Bradford, BD4 9LL

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

NO CHAIN: Really well presented THROUGH TERRACE with 2 Bedrooms. Has been much improved, with modern kitchen and bathroom. Would make an ideal buy for owner occupier or for investor landlords to rent out.

Occupying a cul de sac position and within short distance to Bradford City Centre and for a local shops.

Available with no onward chain.

The accommodation comprises: Lounge, Kitchen, 2 Bedrooms & Bathroom.

Asking Price £110,000

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Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

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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

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.

LOUNGE 13'7" x 13'1" (4.14m x 4m)

Feature fireplace with gas fire.

KITCHEN 12'6" x 8'6" (3.8m x 2.6m)

Lovely kitchen with a range of base and wall units, worktops and sink unit. Built in cooker with hob and extractor unit.

LANDING

BEDROOM 1 13' x 11'2" (3.96m x 3.4m)

Feature box window

BEDROOM 2 9'5" x 5' (2.87m x 1.52m)

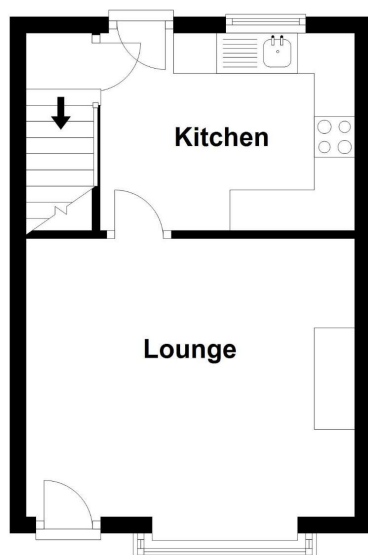
BATHROOM Modern white bathroom suite, shower over the bath. Vanity sink unit. Heated towel rail.

OUTSIDE Enclosed low maintenance garden at the back, with access from Fenby Avenue.

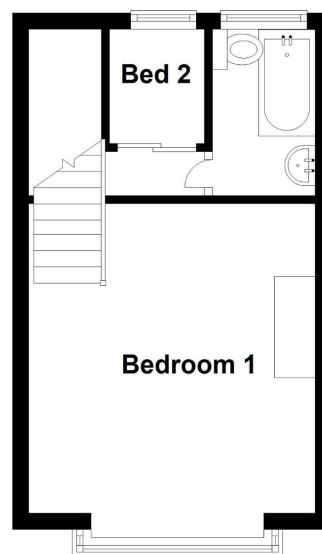
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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