



39 Stead Road, Bradford, West Yorkshire, BD4 6QX

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

NO CHAIN: Charming "Period Style" Semi Detached, which are informed dates back to approximately early 1850's. Originally 2 cottages, the house now provides a wealth of character with 3 bedrooms and 3 reception rooms. Outside is a lovely, larger than average and well established garden. Perfect for families.

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

Asking Price £200,000

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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

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.

FRONT PORCH

LOUNGE 17'10" x 13' (5.44m x 3.96m)

Attractive feature fireplace with ornate insert.

DINING ROOM 15' (4.57) + open staircase x 13' (3.96)

Feature brick fireplace with Multi Fuel Burner. Access to:-

SMALL KEEPING CELLAR

KITCHEN 14' x 6'9" (4.27m x 2.06m)

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

LANDING Built in cupboard.

BEDROOM 1 11' x 9'11" max (3.35m x 3.02m max)

Built in wardrobe.

BEDROOM 2 8' x 7' (2.44m x 2.13m)

BEDROOM 3 10' x 6' (3.05m x 1.83m)

Built in wardrobe.

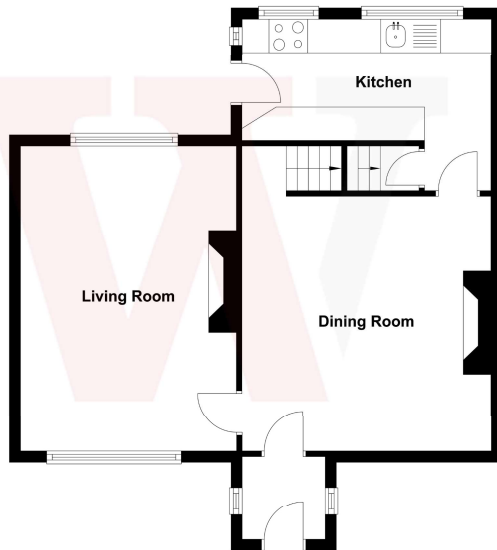
BATHROOM/W.C. White bathroom suite with shower over the bath.

OUTSIDE Off street parking at the front. At the back there is a lovely, private and well established garden. Perfect for families and for outdoor entertaining.

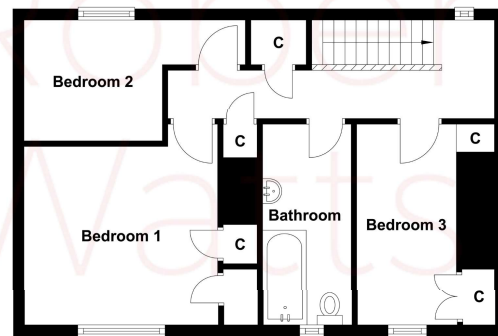
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		