



## 20 Shetcliffe Lane, Tong Street, Bradford, BD4 9RH

**NO CHAIN:** Well appointed Inner Through Terrace which would make an ideal purchase for owner occupier or investor landlord. Much improved in recent years, provides 3 Bedrooms, plus larger than average rear garden. Situated close to local shops, bus routes and amenities. Early viewing advised.

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

**Asking Price £110,000**

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### ENTRANCE VESTIBULE

#### **LOUNGE 15'1" (4.6) into alcove x 14'8" (4.47)**

Feature decorative fireplace.

#### **DINING KITCHEN 14'7" x 8'4" (4.45m x 2.54m)**

Lovely modern kitchen with a range of base and units, worktops and sink unit. Included in the sale oven, fridge/freezer and washer/dryer. Tiled flooring.

### LANDING

#### **BEDROOM 1 11'6" x 9'3" 9'10" max (3.5m x 2.82m 3max)**

#### **BEDROOM 2 8'9" x 8'8" max (2.67m x 2.64m max)**

#### **BEDROOM 3 15'1" x 5'1" (4.6m x 1.55m)**

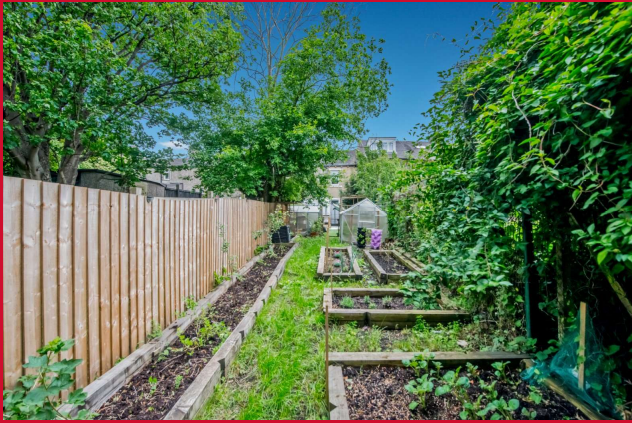
**BATHROOM/W.C.** Modern 3 piece white bathroom suite. Part tiled walls.

**OUTSIDE** Small front yard. To the rear is a super, larger than average garden.

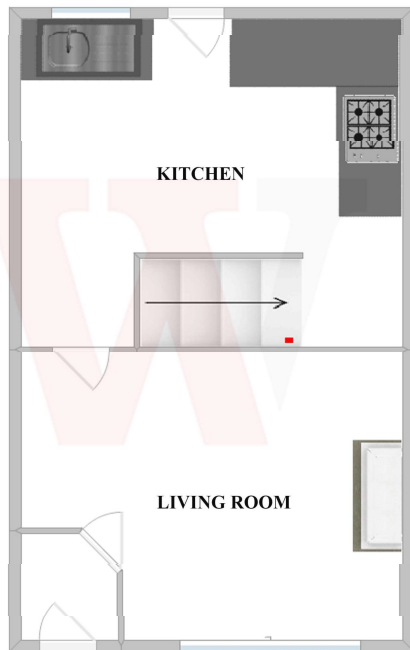
**NB** If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.

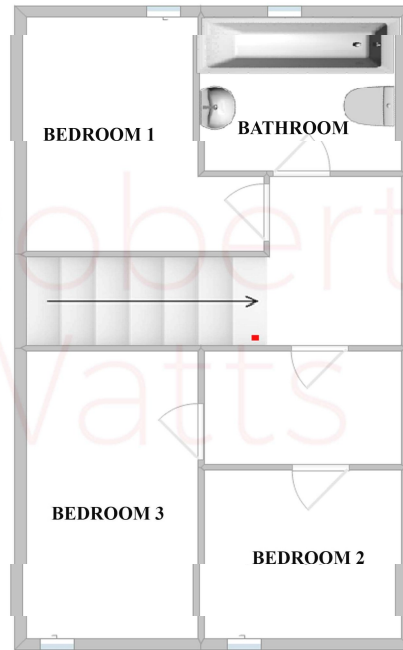




## 20 SHETCLIFFE LANE, BD4 9RH



**GROUND FLOOR**



**FIRST FLOOR**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85 B
69-80	<b>C</b>		
55-68	<b>D</b>	62 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		