



24 Melford Street, Dudley Hill, Bradford, BD4 9NB

NO CHAIN: Well presented Inner Through Terrace that we feel would make an ideal buy for either owner occupier or investor landlords. Provides 2 Bedrooms and is sold with vacant possession.

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

Asking Price £115,000

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ENTRANCE VESTIBULE

LOUNGE 15' (4.57) x 12'10" (3.9) into chimney breast

Feature fireplace with gas fire.

KITCHEN 9'10" x 8'11" (3m x 2.72m)

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

CELLAR

LANDING

BEDROOM 1 12' x 10' (3.66m x 3.05m)

Full height and width fitted wardrobes.

BATHROOM/W.C. 9' x 7' (2.74m x 2.13m)

Good sized bathroom suite with corner shower cubicle

BEDROOM 2 12'10" x 10' max (3.9m x 3.05m max)

Attic top floor bedroom with Velux roof light, can easily be opened up to make large bedroom measuring 19'

OCCASIONAL ROOM 7' x 6' approx (2.13m x 1.83m approx)

Access to bedroom 2

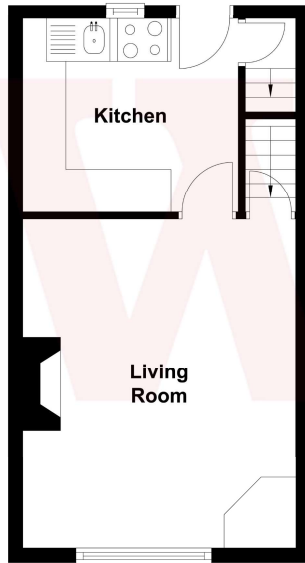
OUTSIDE Small front garden, yard with off street parking at the side

PLEASE NOTE 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.

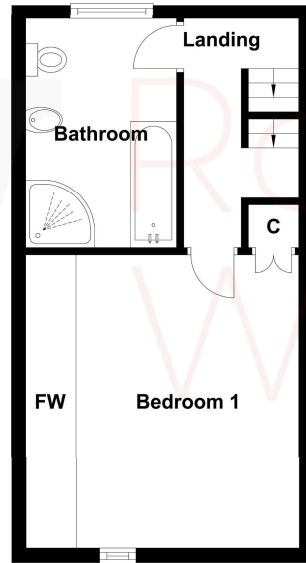
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



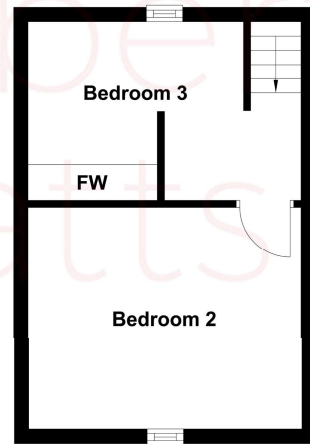
Ground Floor



First Floor



Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		