



## 14 Brompton Road, East Bowling, Bradford, BD4 7JD

**NO CHAIN:** Well appointed Inner TOWN HOUSE providing 2 BEDROOMS. Situated in this ever popular location, within easy access into Bradford City Centre. Outside is a LOVELY GARDEN with a DOUBLE GARAGE. However, please note that not all the garden shown belongs to No` 14. The garden needs to be fenced off and divided as per title plan. The current seller and neighbour have always had it open plan.

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

**Asking Price £100,000**

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**LOUNGE 14'11" (4.55) x 12'11" (3.94) Max including open staircase**

**KITCHEN 12'11" x 8'10" (3.94m x 2.7m)**

Selection of kitchen units, worktops and sink unit.

**LANDING**

**BEDROOM 1 13' x 12'11" Max (3.96m x 3.94m Max)**

**BEDROOM 2 11' x 6' (3.35m x 1.83m)**

**SHOWER ROOM/ WC**

**OUTSIDE** Outside is a LOVELY GARDEN with a DOUBLE GARAGE. However, please note that not all the garden shown belongs to No` 14. The garden needs to be fenced off and divided as per title plan. The current seller and neighbour have always had it open plan.

**AML** 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.

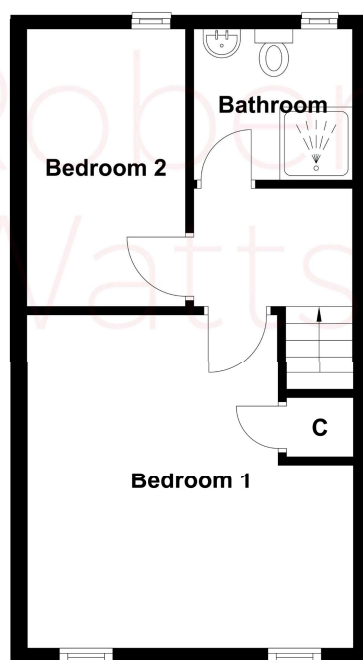
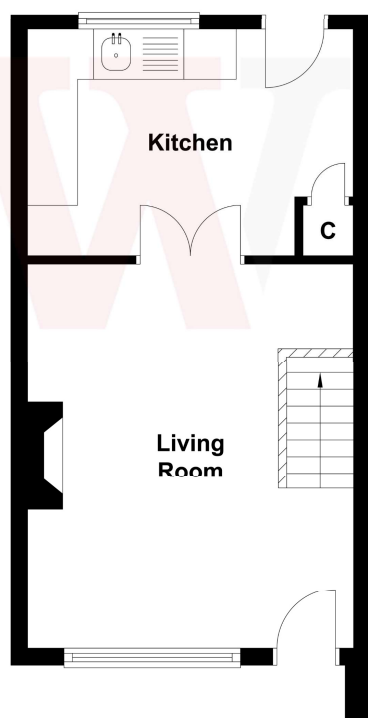
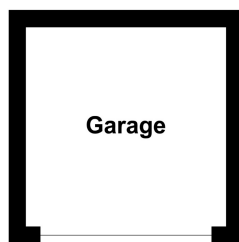
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		