



## **40 Melford Street, Dudley Hill, Bradford, BD4 9NB**

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

NO CHAIN - Impressive presented Inner Through Terrace that has been much improved in recent years and we feel would make an ideal buy for first time buyers. Provides 2 Bedrooms, with super modern Kitchen & Bathroom. Do not miss out on this lovely home.

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

**Asking Price £130,000**

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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.

**LOUNGE 14' (4.27) x 11' (3.35) into chimney breast**

**KITCHEN 9'1" x 9' (2.77m x 2.74m)**

Superb, modern kitchen with a good range of High Gloss base and wall units, worktops and sink unit. Built in oven and hob.

**BASEMENT ROOM 1 12' x 9' (3.66m x 2.74m)**

**BASEMENT ROOM 2 10' x 8' (3.05m x 2.44m)**

**LANDING**

**BEDROOM 2 13' x 12' max (3.96m x 3.66m max)**

**BATHROOM/W.C.** Lovely, modern bathroom suite with oversize bath and corner shower cubicle.

**DORMER BEDROOM 1 14' x 13' max (4.27m x 3.96m max)**

Top Floor Bedroom.

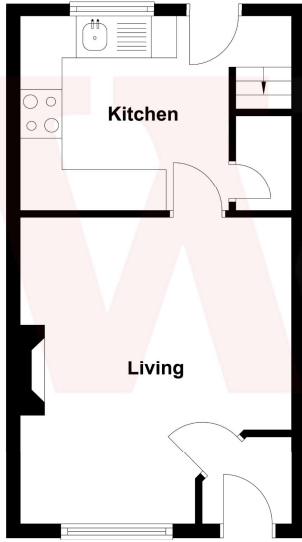
**OUTSIDE** Pleasant, enclosed low maintenance garden.

**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.

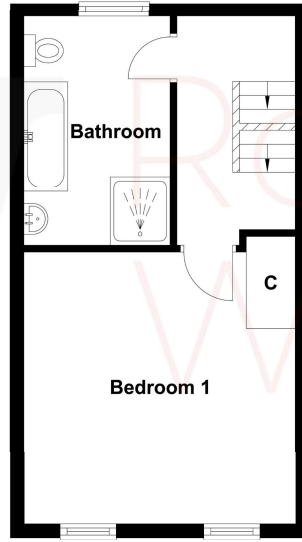
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



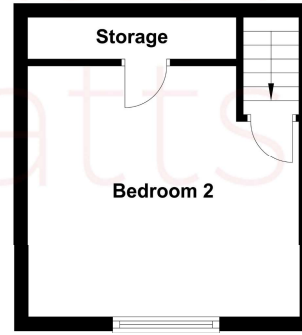
**Ground Floor**



**First Floor**



**Second Floor**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		