



42 Oddy Street, Tong Street, Bradford, West Yorkshire, BD4 0PR

3 BEDROOMS: Rear BACK TO BACK TERRACE that would make an ideal INVESTMENT PROPERTY for BUY TO LET. Has a large DORMER BEDROOM, that could be split to make a 4th bedroom. Available with NO CHAIN.

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

Asking Price £100,000

 01274 689589  birkenshaw@robertwatts.co.uk  robertwatts.co.uk

Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

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ENTRANCE VESTIBULE

LOUNGE 14'10" x 10' max (4.52m x 3.05m max)

GALLEY STYLE KITCHEN 13' x 4' (3.96m x 1.22m)

Range of kitchen units, worktop and sink unit. Access to;-

CELLAR Accessed via pull up hatch.

LANDING

DOUBLE BEDROOM 2 11' x 9'11" max (3.35m x 3.02m max)

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

BATHROOM/W.C. White bathroom suite.

DORMER BEDROOM 1 15' x 14' max (4.57m x 4.27m max)

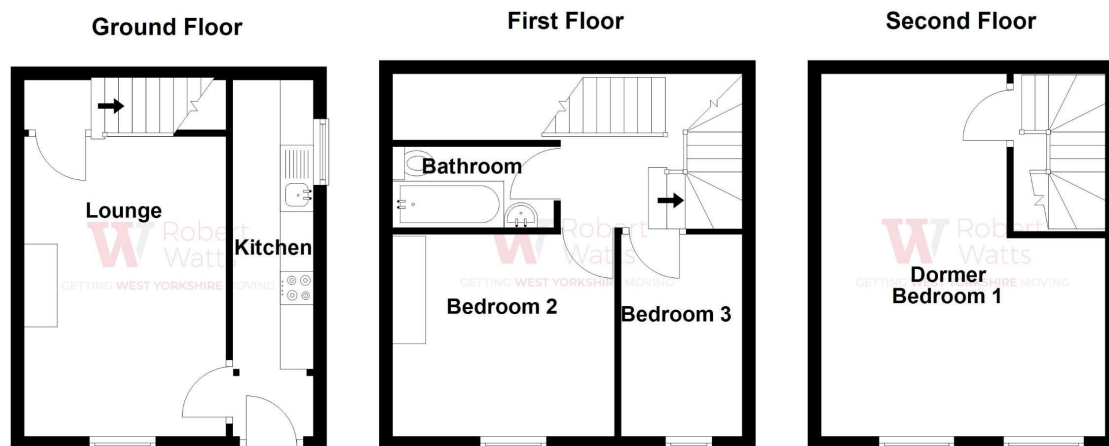
Good sized top floor dormer bedroom that could be split to make a 4th bedroom.

OUTSIDE 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.





42 Oddy street

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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