



20 Rook Lane, Dudley Hill, Bradford, West Yorkshire, BD4 9NJ

PERFECT BUY TO LET PROPERTY.

Having been successfully rented for over 20 years is this very well appointed FRONT BACK TO BACK TERRACE providing 1/2 BEDROOMED accommodation. Now for sale with NO CHAIN and has been NEW DECORATED AND CARPETED. Ideally located close to all shops, Asda Supermarket and an easy commute to Bradford City Centre.

Asking Price £78,000

T 01274 689589 **E** birkenshaw@robertwatts.co.uk **W** robertwatts.co.uk
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

f RWEstateAgents **t** @robertwatts_

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ENTRANCE VESTIBULE

LOUNGE 14'5" (4.4) x 12'1" (3.68) + chimney breast

Feature fireplace with fire.

KITCHEN 9'4" x 5'6" (2.84m x 1.68m)

Range of kitchen units, together with built in oven and hob.

LANDING

BEDROOM 1 17'5" x 11'3" max (5.3m x 3.43m max)

Double bedroom.

OCCASIONAL BEDROOM 8'5" x 5'8" (2.57m x 1.73m)

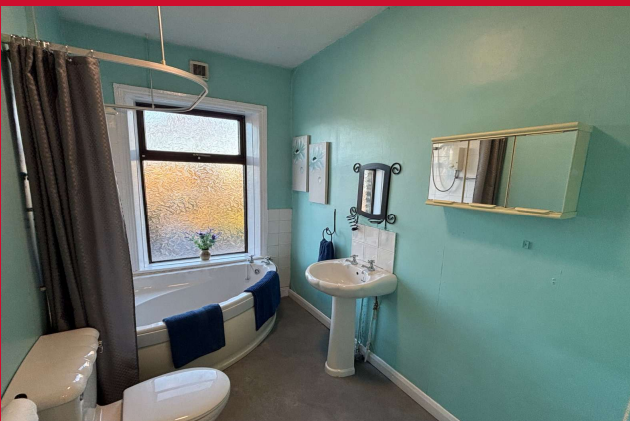
No natural light. Access to bathroom.

BATHROOM Good sized white bathroom suite with corner bath,

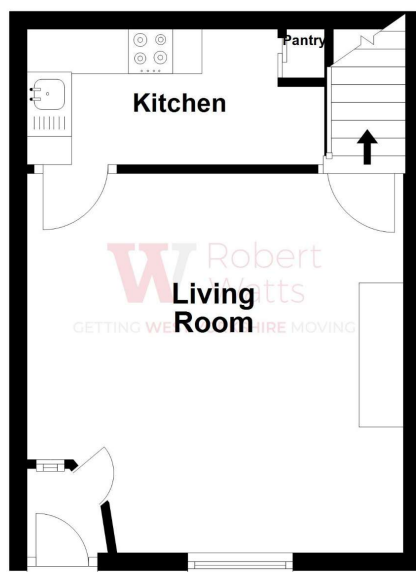
OUTSIDE Small garden to the front.

AML CHECKS 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.

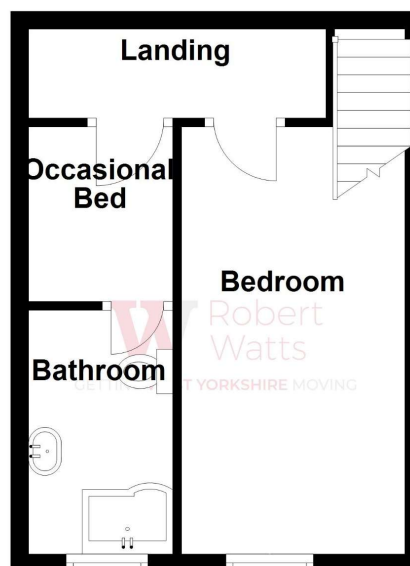
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



20 Rook Lane

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		