



25 Melford Street, Dudley Hill, Bradford, West Yorkshire, BD4 9NB

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

DORMER CONVERSION- 3 BEDROOM + EN SUITE.

Lovely Inner THROUGH TERRACE that we feel would make an ideal buy for first time buyers. The 3 BEDROOMED house has been much improved in recent years and now has a REAR DORMER + EN SUITE. Ideally located close to all local shops, Asda and minutes to Bradford City Centre.

The accommodation comprises: Lounge, Kitchen, 3 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) + chimney breast

BREAKFAST KITCHEN 12'11" x 8' (3.94m x 2.44m)

Range of base and wall units, worktops and sink unit. Built in oven and hob with extractor fan.

CELLAR

BEDROOM 2 13' x 11'11" (3.96m x 3.63m)

BEDROOM 3 8'10" x 7'10" (2.7m x 2.4m)

WET ROOM/W.C.

TOP FLOOR LOFT BEDROOM 12' (3.66) x 10' (3.05) average measurement + sloping ceiling

3 Velux Roof Lights

EN-SUITE BATHROOM/W.C. 12' x 6' (3.66m x 1.83m)

Modern white bathroom suite with Vanity sink unit.

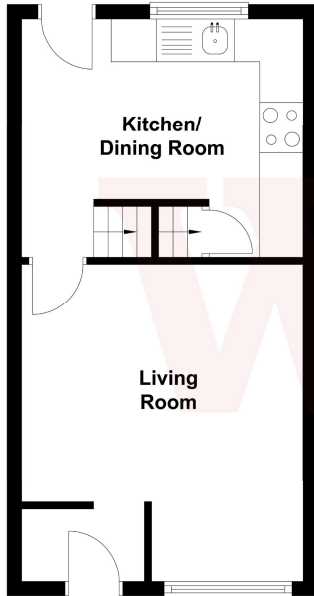
OUTSIDE Small fore yard. At the back, parking and or garden area.

PLEASE NOTE 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.



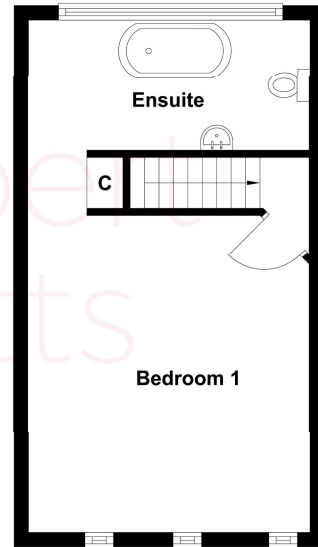
Ground Floor



First Floor



Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		