



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

PERFECT FOR BUY TO LET.

Well appointed FRONT BACK TO BACK TERRACE providing 1/2 BEDROOMED accommodation. Has has new fitted carpets and would make an ideal purchase for LANDLORD for RENTAL INVESTMENT. The house has been successfully rented for past over 20 years and is available with IMMEDIATE POSSESSION. Ideally located close to all shops, Asda Supermarket and an easy commute to Bradford City Centre.

Asking Price £75,000

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ENTRANCE VESTIBULE

LOUNGE 14' x 13'10" Max (4.27m x 4.22m Max)

KITCHENETTE 8' x 5' (2.44m x 1.52m)

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

CELLAR

LANDING Walk in storage cupboard.

BEDROOM 1 16'10" x 11' max (5.13m x 3.35m max)

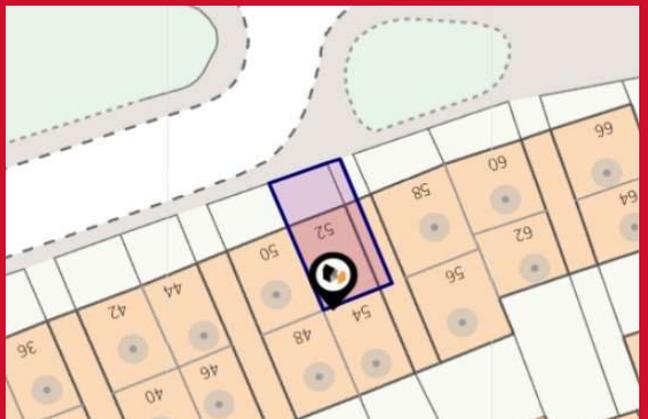
Good sized double bedroom.

OCCASIONAL BEDROOM Access required to reach the bathroom.

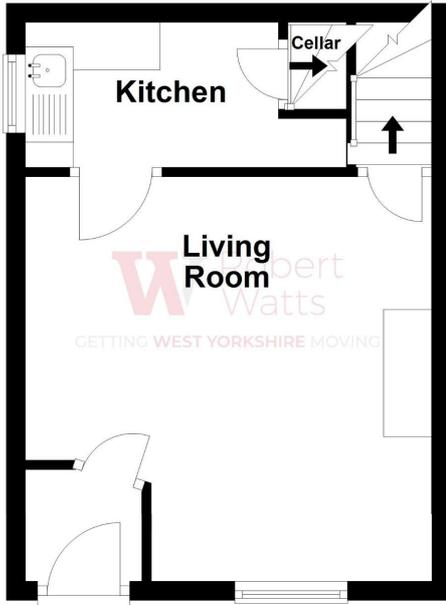
BATHROOM White bathroom suite.

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

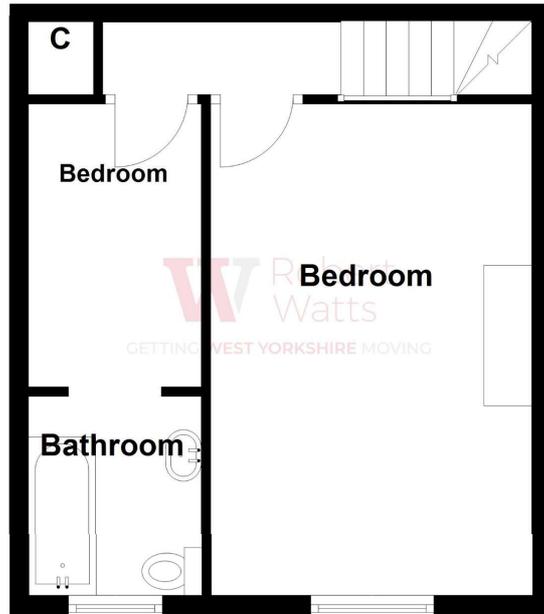
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



52 Rook Lane

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		