



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

PERFECT BUY TO LET PROPERTY.

Anticipated rental figure achievable of £750PCM: 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 a NEW FITTED KITCHEN, NEWLY DECORATED AND CARPETED. Ideally located close to all shops, Asda Supermarket and an easy commute to Bradford City Centre.

Asking Price £79,000

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LIVING ROOM 14 x 13'10" (14 x 4.22m)

Feature fireplace with gas fire.

KITCHEN 10' x 5' max (3.05m x 1.52m max)

Super newly installed Kitchen, with a range of high gloss units. Built in oven and hob. Access to cellar.

BEDROOM 17' x 11' (5.18m x 3.35m)**OCCASIONAL BEDROOM 8'8" x 5'11" (2.64m x 1.8m)**

With access to bathroom.

BATHROOM 8' x 5'11" (2.44m x 1.8m)

3 piece bathroom suite.

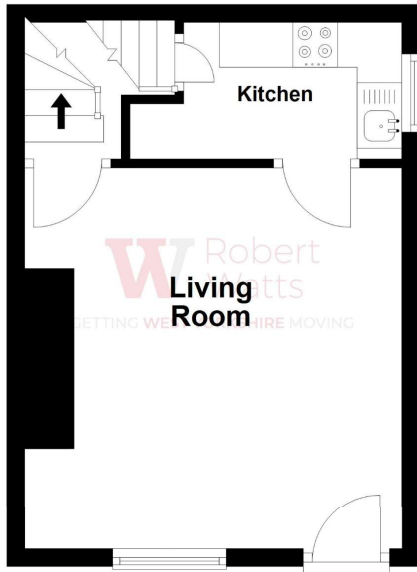
OUTSIDE Enclosed yard.

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.

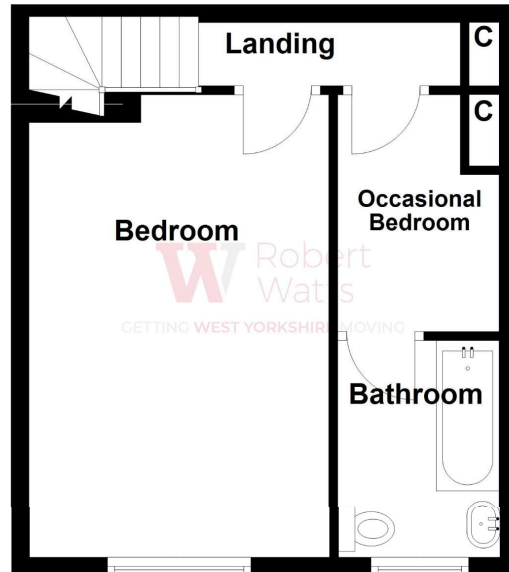
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



18 Rook Lane

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		