



85 Planetrees Road, Bradford, West Yorkshire, BD4 8DD

4 BEDROOMS- TWIN DORMER.

Rare to the market on this street is this well presented Through Terraced property that would make a perfect home for the growing families. With 4 Bedrooms, which include 2 dormer bedrooms and 2 basement rooms that can be fully converted to provide extra living accommodation (subject to relevant regulations). NOT TO BE MISSED.

The accommodation comprises: Lounge, Kitchen, Basement, 4 Bedrooms & Shower Room.

Asking Price £180,000

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LOUNGE 11' (3.35) x 11' (3.35) + chimney breast

Feature fireplace with gas fire.

DINING KITCHEN 12' x 11' (3.66m x 3.35m)

Well equipped fitted kitchen with a range of base and wall units, worktops and sink unit. Access to;-

LOWER GROUND FLOOR There are 2 rooms, offering potential to do full conversion to create further living accommodation (subject to relevant regulations)

BASEMENT ROOM 1 12' x 11' (3.66m x 3.35m)

BASEMENT ROOM 2 12'10" x 11' (3.9m x 3.35m)

LANDING

BEDROOM 1 11' (3.35) x 7' (2.13) + chimney breast

Built in wardrobe and feature media wall.

BEDROOM 2 8'11" x 7' (2.72m x 2.13m)

SHOWER ROOM/W.C

TOP FLOOR

DORMER BEDROOM 3 12' x 9' (3.66m x 2.74m)

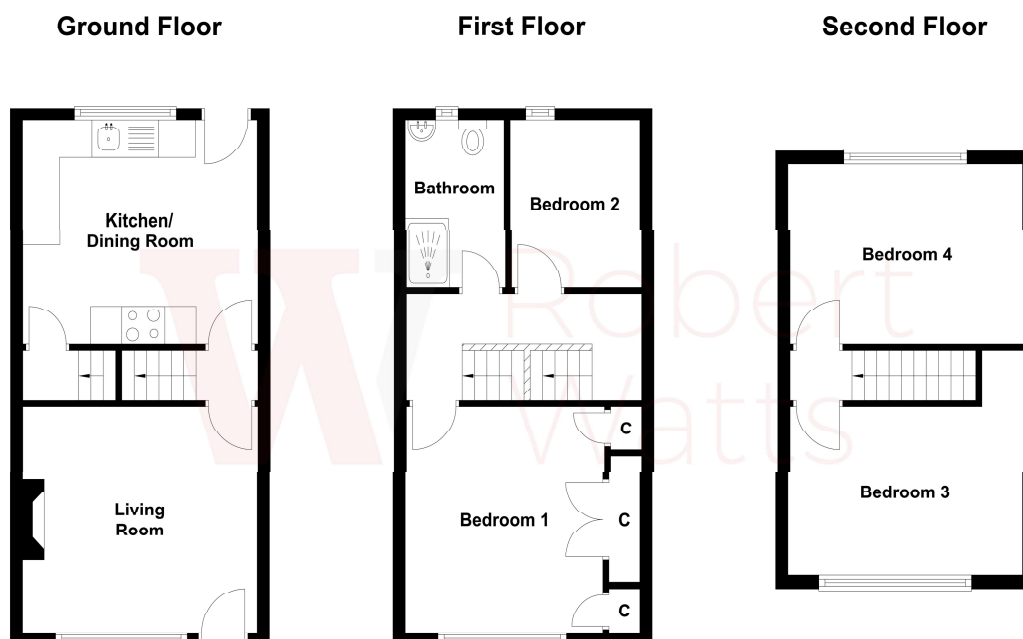
DORMER BEDROOM 4 11' x 9' (3.35m x 2.74m)

OUTSIDE

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		