



38 New Hey Road, East Bowling, Bradford, West Yorkshire, BD4 7HY

NO CHAIN: Well presented FRONT BACK TO BACK TERRACE, that has been recently been DECORATED and CARPETED and is ready to move into. Ideal for either OWNER OCCUPIER and or BUY TO LET LANDLORDS.

The accommodation comprises: Lounge, Kitchen, 1 Bedrooms + Occasional Bedroom & Bathroom.

Asking Price £80,000

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LOUNGE 15' x 13' max (4.57m x 3.96m max)

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

LANDING

BEDROOM 1 11' x 8' (3.35m x 2.44m)

OCCASIONAL BEDROOM 2 8' x 5'11" (2.44m x 1.8m)

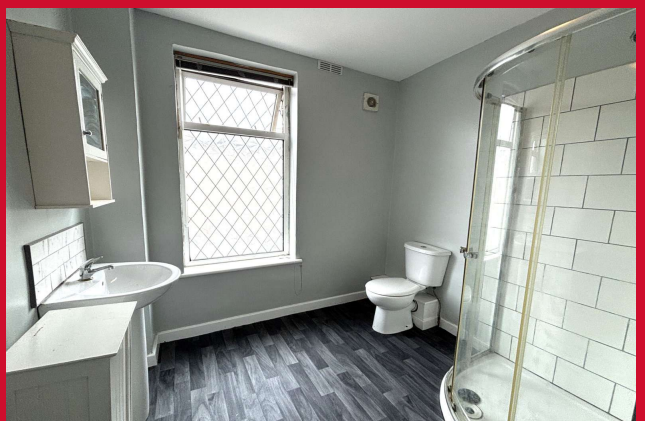
No window.

SHOWER ROOM/W.C. 8' x 8' (2.44m x 2.44m)

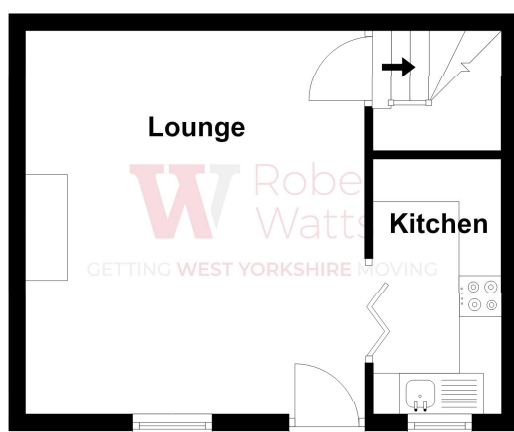
OUTSIDE Small front yard with access to Cellar via alley way.

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.

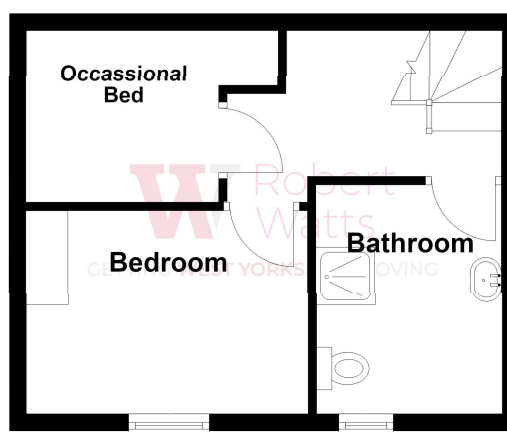
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



38 New Hey Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		