



## 7 Bromet Place, Bradford, BD2 3BH

NO CHAIN – Stone built inner terrace currently providing FOUR BEDROOM accommodation. This fine example benefits from a recent cosmetic refresh so you don't have to! Forming part of this popular part of BD2 offering access to multiple local amenities and schools. Contact Robert Watts to arrange YOUR VIEWING today.

Offers in excess of £140,000

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# 7 Bromet Place, Bradford, BD2 3BH

## **COUNCIL TAX Bradford**

Band A

**TENURE** Freehold

**DIRECT ACCESS TO...**

**LOUNGE 12'7" x 11'1" (3.84m x 3.38m)**

**KITCHEN 12'9" x 12'9" (3.89m x 3.89m)**

Selection of wall and base units, built-in oven, hob and extractor. Plumbed for auto-washer

**BEDROOM TWO 10'6" x 8'7" (3.2m x 2.62m)**

**BEDROOM ONE 12'9" x 10'9" (3.89m x 3.28m)**

**BATHROOM** Three piece suite with fitted over bath shower

**FRONT DORMER 11'6" x 7'1" (3.5m x 2.16m)**

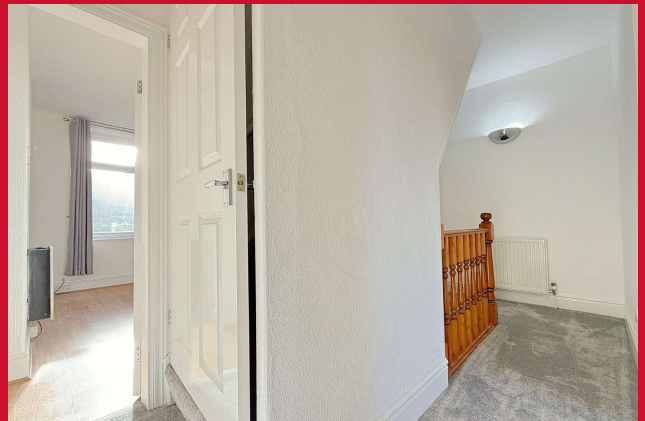
Laminate flooring

**BUILDING REGS DISCLAIMER** N.B We advise all interested parties to clarify the position regarding building regulations and any relevant planning permissions with their legal representative prior to proceeding.

**ATTIC 11'5" x 9'5" (3.48m x 2.87m)**

Velux window

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.





Total Area: 104.1 m<sup>2</sup> ... 1121 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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