



## 9 Providence Row, Bradford, BD2 4NF

**NO CHAIN** - Of particular interest to **FIRST TIME BUYERS** and/or **BUY-TO-LET** investors. End through by light terrace, currently providing **TWO BEDROOM** accommodation. Previously let at £400 per calendar month.

Contact Robert Watts to arrange your viewing today.

**Offers Over £75,000**

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### **COUNCIL TAX Bradford**

Band A

### **TENURE Freehold**

### **ENTRANCE HALL Upvc door**

### **LIVING ROOM / KITCHEN 14'5" x 11'8" (4.4m x 3.56m)**

**KITCHEN AREA** Selection of wall and base units, worktops, sink unit, built in oven, hob and extractor, plumbed for washing machine - access to cellar

### **CELLAR With light**

### **LANDING**

### **BEDROOM 1 8'8" x 8'1" (2.64m x 2.46m)**

### **BEDROOM 2 9'4" x 6'1" (2.84m x 1.85m)**

### **BATHROOM** Three piece white suite, fitted over bath shower, useful store cupboard

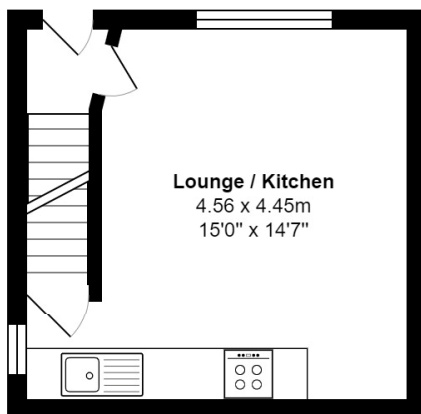
### **OUTSIDE** Small garden to front

### **LOCATION** Tucked away off Idle Road - what three words = MOODS.GOAL.FEND

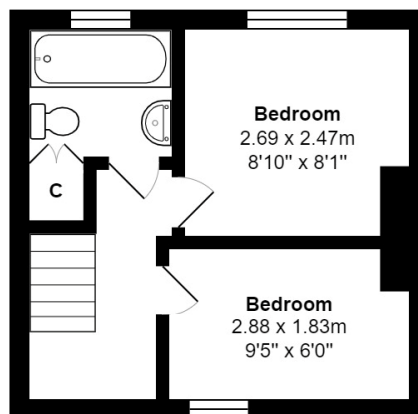
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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

Total Area: 40.6 m<sup>2</sup> ... 437 ft<sup>2</sup>

All measurements are approximate and for display purposes only

