



## 9 Providence Row, Bradford, BD2 4NF

\*\*\*GUIDE PRICE £80,000 - £90,000\*\*\*

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.

**Guide Price £80,000 - £90,000**

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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)**

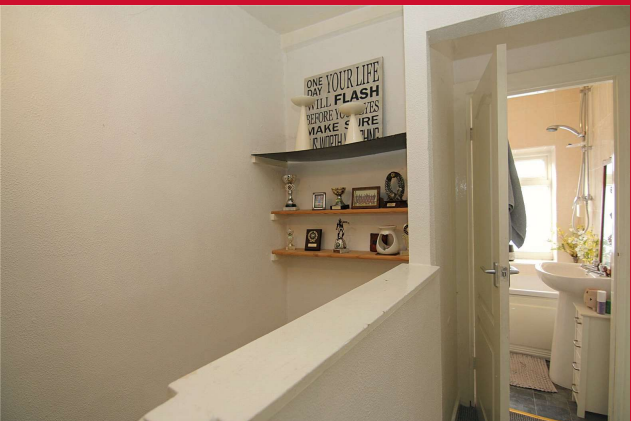
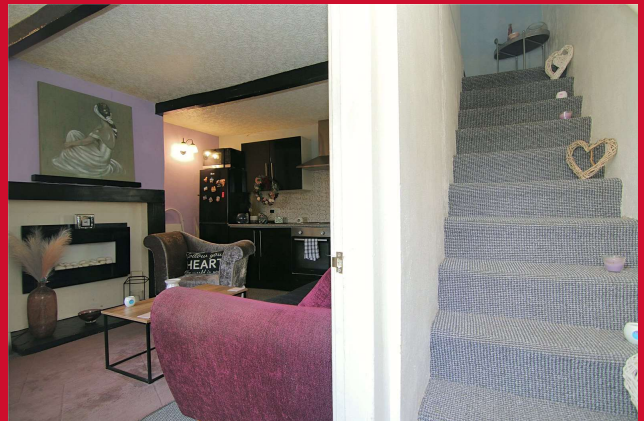
**BEDROOM 2 9'4" x 6'1" (2.84m x 1.85m)**

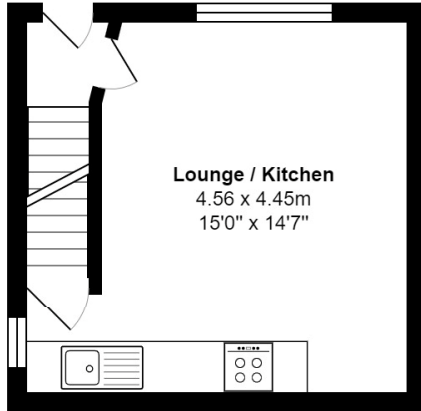
**BATHROOM** Three piece white suite, fitted over bath shower, useful store cupboard

**OUTSIDE** Small garden to front

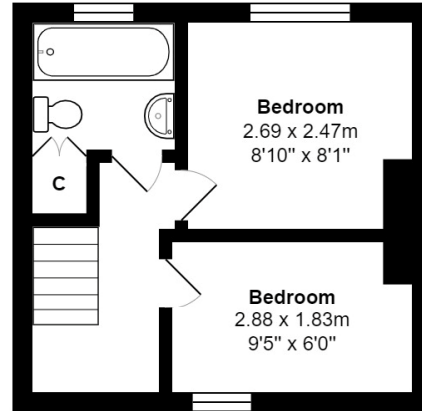
**LOCATION** Tucked away off Idle Road - what three words = MOODS.GOAL.FEND

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</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	