



## 4 Stanley Street, Greengates, Bradford, BD10 0QZ

Inner terrace – THREE BEDROOMS – GOOD SIZE LIVING KITCHEN DINER – CELLAR - SIGNIFICANT IMPROVEMENTS over recent years so YOU don't have to! Walking distance to multiple shops and amenities – around 1.5 miles (approx. 5mins by car) to train station. Of likely appeal to a variety of buyers... forming part of this understandably popular area, handy for Greengates, Apperley Bridge and within reach of Calverley and Thackley. Contact Robert Watts to arrange YOUR VIEWING today.

Offers in excess of £180,000

**T** 01274 614804 **E** [highfield@robertwatts.co.uk](mailto:highfield@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)

Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

**f** [RWEstateAgents](#) **t** [@robertwatts\\_](#)

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### **COUNCIL TAX Bradford**

Band B

### **TENURE** Freehold

### **LIVING ROOM 13'11" x 13' (4.24m x 3.96m)**

Feature open fireplace

### **LIVING KITCHEN DINER 13'11" x 12'11" (4.24m x 3.94m)**

Modern wall and base units, work tops , sink unit , built in oven and microwave , separate hob and extractor - integrated fridge freezer - access to cellar

### **CELLAR** Useful store cellar

### **LANDING**

### **BEDROOM 1 13'11" x 13'1" (4.24m x 4m)**

### **BEDROOM 2 10'2" x 9'1" (3.1m x 2.77m)**

### **BATHROOM** Three piece white suite, over bath shower - decorative clad walls

### **ATTIC BEDROOM 3 14'2" (4.32) x 13'11" (4.24) both max**

Velux window, eaves storage

### **OUTSIDE** Small garden to front, enclosed low maintenance rear garden - small stone outbuilding beyond immediate boundary

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.

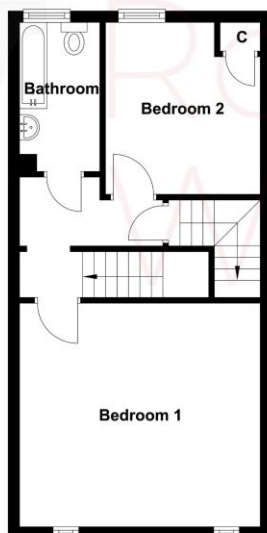




Ground Floor



First Floor



Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		