



## 8 Pollard Lane, Bradford, BD2 4RL

Well proportioned inner terrace currently providing THREE BEDROOM (all first floor) TWO RECEPTION ROOM accommodation. The low maintenance front garden, cellar and rear yard/ off road parking further add to the appeal here. Forming part of this ever popular locality within walking distance of amenities and schools including Carlton Bolling. Contact Robert Watts to arrange YOUR VIEWING today.

**£150,000**

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### **COUNCIL TAX Bradford**

Band B

### **TENURE Freehold**

### **ENTRANCE HALLWAY**

**RECEPTION ROOM 1 14'8" (4.47) plus bay x 14'8" (4.47)**

**RECEPTION ROOM 2 15'2" x 12'4" (4.62m x 3.76m)**

**KITCHEN 18'4" x 5'4" (5.6m x 1.63m)**

Selection of wall and base units, work tops, sink unit - access to cellar

**CELLAR** Useful store cellar

**LANDING** Useful store closet

**BEDROOM 1 15'3" x 11'2" (4.65m x 3.4m)**

**BEDROOM 2 12'8" x 12'3" (3.86m x 3.73m)**

**BEDROOM 3 14'8" x 6'9" (4.47m x 2.06m)**

Useful store closet

**BATHROOM** Three piece white suite, part tiled walls

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: 132.2 m² ... 1423 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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