



20 Portsmouth Avenue, Bradford, BD3 0JA

NO CHAIN – CASH BUYERS ONLY – Inner terrace in need of complete refurbishment / updating throughout. Currently providing THREE BEDROOM (one being large attic) accommodation. Once all works are completed we feel this property would make a great home for a variety of buyers including buy to let. Walking distance to local amenities, schools and offering access to both the City Centre and the Ring Road. Contact Robert Watts to arrange YOUR VIEWING today.

£99,950

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COUNCIL TAX Bradford

Band A

TENURE To be confirmed, this property is unregistered and we have not seen the deeds so we are unable to confirm the tenure

CASH BUYERS ONLY We feel most lenders would not lend on the property in its current condition due to their being no real kitchen and significant works required to make habitable.

ENTRANCE VESTIBULE

LIVING ROOM 13'7" (4.14) max into bay x 12'8" (3.86)

DINING ROOM 12'8" x 12'4" (3.86m x 3.76m)

Sink into alcoves and access to cellar

CELLAR Full height cellar with power, light and window

LANDING

BEDROOM ONE 13'1" x 12'3" (4m x 3.73m)

Useful store closet

BEDROOM TWO 9'5" x 8'3" (2.87m x 2.51m)

ATTIC 12'8" x 18' (3.86m x 5.49m)

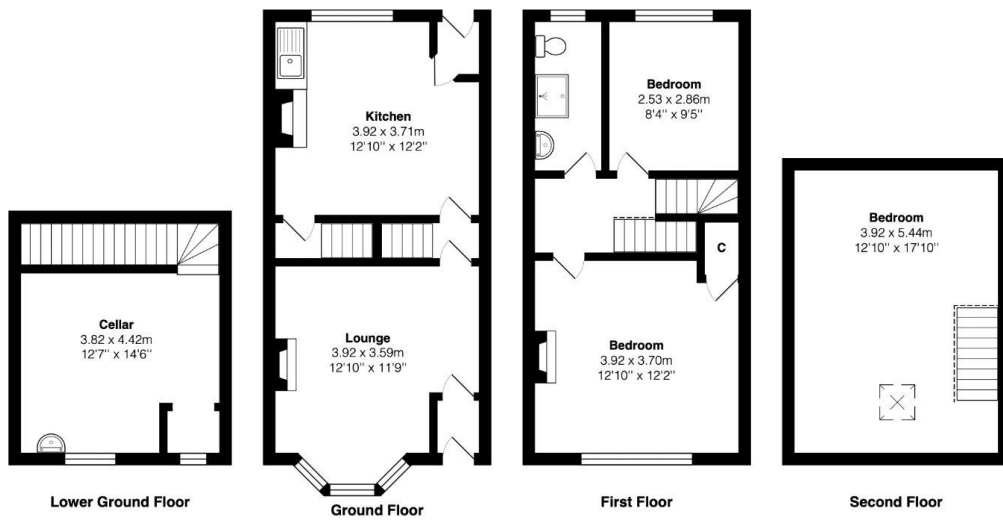
Velux window

SHOWER ROOM Shower cubicle, W.C and wash basin

OUTSIDE Yard gardens front and rear

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: 104.2 m² ... 1121 ft²

All measurements are approximate and for display purposes only

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

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