



6 Milford Place, Heaton, Bradford, BD9 4RU

NO CHAIN – Rear back to back terrace currently providing TWO DOUBLE BEDROOM (one being large attic) TWO BATH / SHOWER ROOM accommodation Forming part of this most favourable locality which offers access to the local amenities in Heaton Village. Well placed for access to Lister Park, the City Centre and reasonably handy for Shipley and Frizinghall Train Stations. Contact Robert Watts to arrange YOUR viewing TODAY.

£120,000

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COUNCIL TAX Bradford

Band A

TENURE Freehold

ENTRANCE PORCH

LIVING ROOM 16'6" x 12'6" (5.03m x 3.8m)

Wood burning stove

KITCHEN 10'6" x 5'7" (3.2m x 1.7m)

Selection of wall and base units, work tops, sink unit, built in oven separate 5 ring hob, built in fridge freezer

CELLAR / UTILITY ROOM Sink, plumbed for washing machine, housing boiler

LANDING

BEDROOM 1 16'7" (5.05) x 11'4" (3.45) to chimney breast

EN-SUITE SHOWER ROOM Shower cubicle, WC and wash basin

BATHROOM Three piece white suite, over bath shower and screen

ATTIC 19'1" x 16'4" (5.82m x 4.98m)

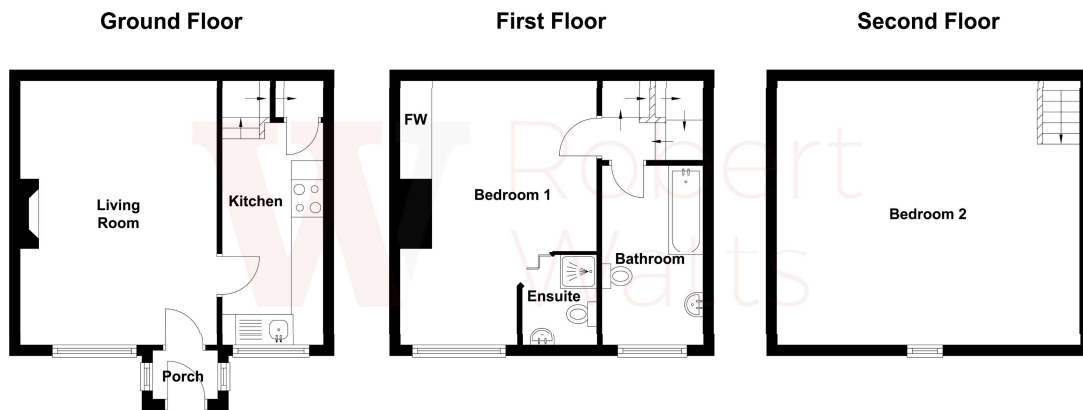
Velux window, stripped polished floor

OUTSIDE Pleasant garden area. Storage for wood.

BUYER INFORMATION Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		