



## 10 Airedale Road, Bradford, BD3 0LR

NO CHAIN - semi-detached currently providing TWO BEDROOM accommodation, this fine example benefits from a recent cosmetic refresh so YOU don't have to! Of likely appeal to a variety of buyers, including Buy-To-Let Investors (rent potential circa £700 PCM). Walking distance for local amenities, including Feversham Girls' Academy, Peel Park! and the City Centre. Contact Robert Watts to arrange YOUR viewing TODAY!

**£130,000**

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**BUYER INFORMATION** 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.

**COUNCIL TAX Bradford**

Band B

**TENURE** Freehold

**ENTRANCE PORCH**

**LIVING ROOM 13'3" x 11'6" (4.04m x 3.5m)**

Useful understairs store

**KITCHEN 11'5" x 6'5" (3.48m x 1.96m)**

Selection of wall and base units, work tops, sink unit, built in oven, hob and extractor, plumbed for washing machine

**LANDING** Access to loft space

**BEDROOM 1 11'6" x 8'8" (3.5m x 2.64m)**

**BEDROOM 2 11'7" x 6'5" (3.53m x 1.96m)**

**BATHROOM** White suite comprising bath, wash basin and WC - useful over stair store

**OUTSIDE** Drive to garage ( in disrepair) pleasant gardens front and rear

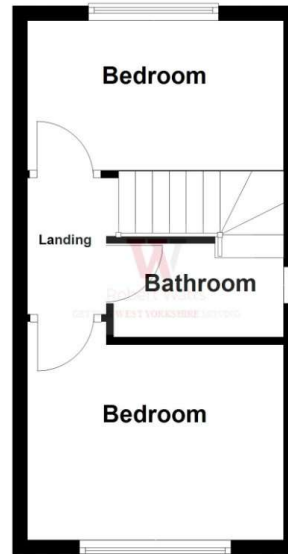
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



### Ground Floor



### First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		