



59 Dorset Street, Little Horton, Bradford, BD5 9QP

*** OFFERED WITH NO CHAIN *** POPULAR RESIDENTIAL AREA ***

Through terraced property offering FOUR BEDROOM accommodation and in need of some cosmetic updating throughout. Ideal for young families and investment. Close to many amenities, schools and commute to the city centre.

£99,950

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ENTRANCE VESITBULE

LOUNGE 13'3" x 14'2" (4.04m x 4.32m)

Housing gas fire with fire surround

DINING KITCHEN 13'3" x 8'2" (4.04m x 2.5m)

Selection of wall and base units. Sink, drainer and plumbing for washer. Freestanding cooker and access to the cellar

CELLAR

Useful basement area with power, light and window. Additional coal hole

FIRST FLOOR

Landing area with store cupboard

BEDROOM ONE 13'3" x 11'11" (4.04m x 3.63m)

Built in wardrobes to alcoves

BEDROOM TWO 8'6" x 8'2" (2.6m x 2.5m)

SECOND FLOOR

Landing area with window

BEDROOM THREE 12'9" x 7'7" (3.89m x 2.3m)

Dormer window and laminate flooring

BEDROOM FOUR 13'3" x 8'9" (4.04m x 2.67m)

Velux window

BATHROOM

Three piece suite with part tiled walls

OUTSIDE

Gardens to front and rear

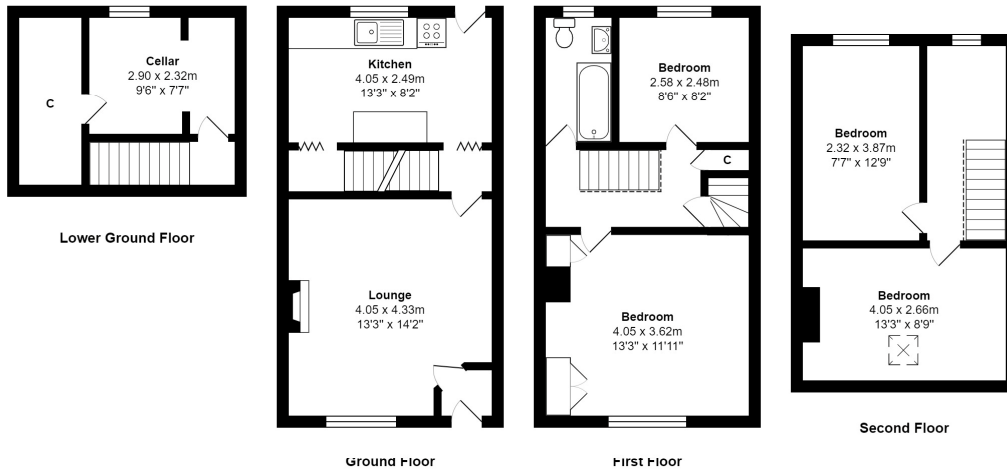
FURTHER INFORMATION

Council Tax - Band A

Tenure - Freehold

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: 91.5 m² ... 985 ft² (excluding cellar, c)
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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