



4 Melba Road, Little Horton, Bradford, BD5 9HN

**** OFFERED WITH NO CHAIN**** IN NEED OF WORKS ** Popular style of INNER TOWN HOUSE that would make an ideal young family home/investment opportunity. Briefly comprising hall, lounge and dining kitchen, TWO DOUBLE BEDROOMS and house bathroom. Externally, the property offers off road parking to the front and pleasant gardens to the rear with lawn and patio areas. Situated within this popular residential area, close to shops and schools plus St. Lukes Hospital. GCH and DG and in need of cosmetic updating throughout.

£110,000

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ENTRANCE HALL

Stairs leading to the first floor

LOUNGE 11'9" x 13'5" max (3.58m x 4.1m max)

Feature fireplace housing gas fire

DINING KITCHEN 15' (4.57) x 6'9" (2.06) max overall

Selection of wall and base units, worktops, sink and drainer. Oven, hob and extractor. Plumbing for washer and open under stair store area

FIRST FLOOR

Landing with loft access

BEDROOM ONE 13'9" x 11'1" (4.2m x 3.38m)

Over stair store cupboard

BEDROOM TWO 10'6" MAX x 9'7" (3.2m MAX x 2.92m)

BATHROOM

Three piece suite with mixer shower tap and screen over panelled bath. Sink and W.C

OUTSIDE

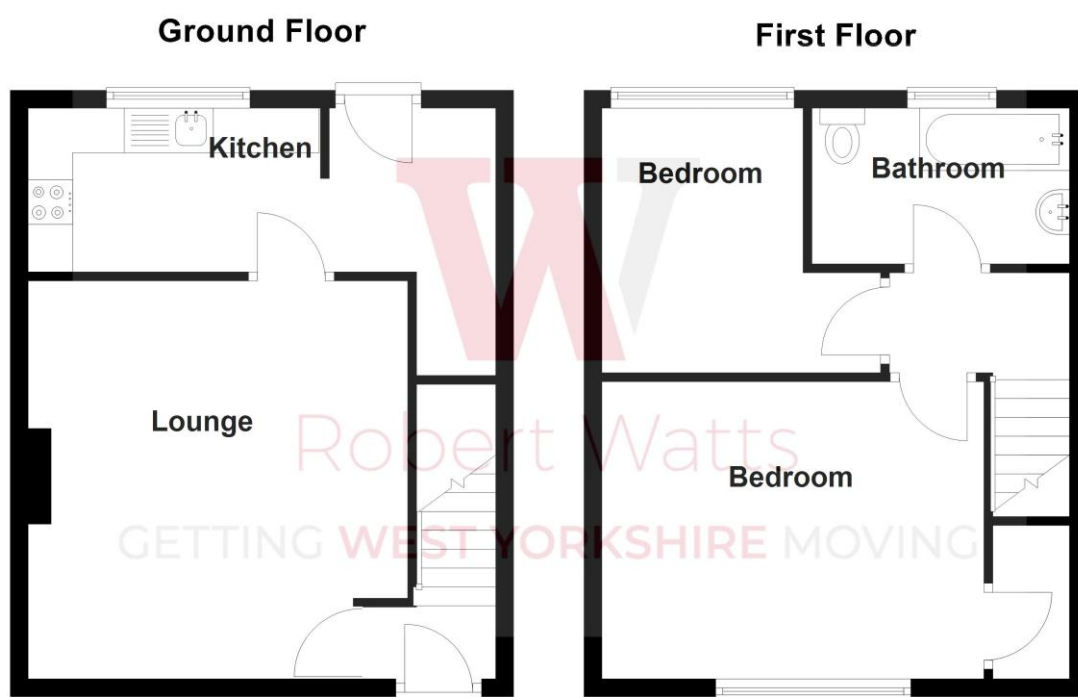
Off road parking to the front. Pleasant gardens to the rear with patio, lawn and bin store

BUYER DISCLAIMER

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		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		