



87 Hastings Street, Marshfields, Bradford, BD5 9PJ

**** OFFERED WITH NO CHAIN ** CUL DE SAC LOCATION ** TRADITIONAL THROUGH TERRACED PROPERTY **** Viewing is strongly advised for this spacious property which is in need of modernisation throughout. Offering plenty of scope for new owners to create more living space and 'making their own mark'. Briefly comprising: Lounge, Kitchen and LARGE BASEMENT AREA, two bedrooms and bathroom to the first floor and overall dormer attic room. Externally, are gardens to the front and good size paved garden to the rear. Situated within the Marshfield area which has many amenities, close to primary schools and good commutor links to the city centre.

£119,950

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ENTRANCE VESTIBULE

LOUNGE 13'9" x 14'5" (4.2m x 4.4m)

Feature fireplace.

KITCHEN 10'10" x 9'5" (3.3m x 2.87m)

Selection of wall and base units, worktops, sink and drainer, plumbing for washer, cooker point and space for under counter appliances.

BASEMENT

Large area, the same footprint as the property which potential for conversion (subject to permissions).

FIRST FLOOR

BEDROOM ONE 13'9" x 12'5" (4.2m x 3.78m)

BEDROOM TWO 11'8" x 8'5" (3.56m x 2.57m)

BATHROOM

Three piece suite

OVERALL ATTIC ROOM 15'10" x 13'9" (4.83m x 4.2m)

Dormer window

OUTSIDE

Gardens to front and rear

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

PROBATE DISCLAIMER

The property is being sold via probate therefore some information may be limited.

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: 82.7 m² ... 890 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		