



57 Pickles Lane, Bradford, BD7 4DN

**** VIEWING STRONGLY ADVISED ** THREE BEDROOMS PLUS ATTIC ROOM ** NEIGHBOURING PROPERTY ALSO AVAILABLE **** Step inside this spacious twin bay INNER TOWN HOUSE which briefly comprises: entrance porch leading to hallway, lounge, dining kitchen with French doors leading to the gardens. Three bedrooms to the first floor and overall attic room access via fixed stairs. Benefitting further from GCH and DG the property has pleasant gardens to the rear and plenty of off road parking to the front. Close to many amenities we feel this is an ideal purchase for young families. Book your viewing today

£185,000

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ENTRANCE PORCH

Leading to Hallway

ENTRANCE WAY

Leading to first floor

LOUNGE 11'3" x 14'8" (3.43m x 4.47m)

Open arch to dining kitchen

KITCHEN/DINING ROOM 17'3" x 8'4" (5.26m x 2.54m)

Good sized kitchen. Selection of wall and base units. Oven, hob and extractor. Plumbing to auto washer. Double doors leading to garden

FIRST FLOOR

BEDROOM ONE 13'5" x 10'6" (4.1m x 3.2m)

BEDROOM TWO 9'2" x 8'5" (2.8m x 2.57m)

BATHROOM/WC

Modern Shower room. Walk in shower

ATTIC BEDROOM 16'1" x 13'11" (4.9m x 4.24m)

Two Velux windows, fully decorated, fixed stairs, power and light

OUTSIDE

Off road parking to front. Garden to rear with shed

BUYER DISCLAIMER

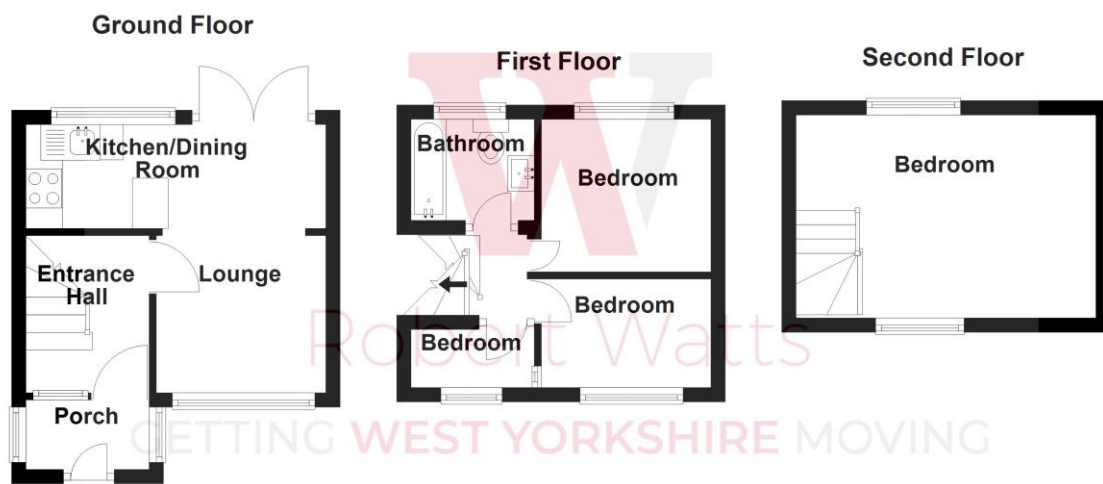
Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service

BUILDING REGS DISCLAIMER

N.B We advise all interested parties to clarify the position regarding building regulations and any relevant planning permissions with their legal representative prior to proceeding.

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		
55-68	D		
39-54	E	45 E	82 B
21-38	F		
1-20	G		