



**Dirkhill Road,**

**Offers In Excess Of £140,000**

The spacious five bedroom property offers superb potential to a variety of buyers subject to their relevant use!!

Offering accommodation over four floors the property has been previously rented out as a HMO and boasts a potential rental income when fully let of £20,000 per annum.

Conveniently located near local amenities, schools, and excellent transport links to Bradford Centre and Bradford University/College.

Benefits from three bathrooms, GCH, DG and a yard to the rear.

**VIEWING ESSENTIAL!!**





### Lounge

15'5 x 13'3 (4.70m x 4.04m)

Central heating radiator and double glazed window.



### Kitchen

12'5 x 5'5 (3.78m x 1.65m)

Cream fitted wall and base units with tiled splashback and Stainless Steel sink and drainer. Cooker with extractor fan over and plumbing for washing machine. Double glazed window.

### Basement

#### Studio Lounge/Bedroom

13'2 x 14'8 (4.01m x 4.47m)

Central heating radiator and double glazed window.



### Kitchen

Fitted wall and base units with Stainless Steel sink and drainer and plumbing for washing machine.

### Shower Room

Three piece suite comprising of; Shower cubicle, low flush WC and hand wash basin. Central heating radiator.

### First Floor

Storage cupboard.



### Bedroom One

13'5 x 10'1 (4.09m x 3.07m)

Central heating radiator and double glazed window.

### Bedroom Two

9'3 x 9'5 (2.82m x 2.87m)

Central heating radiator and double glazed window.



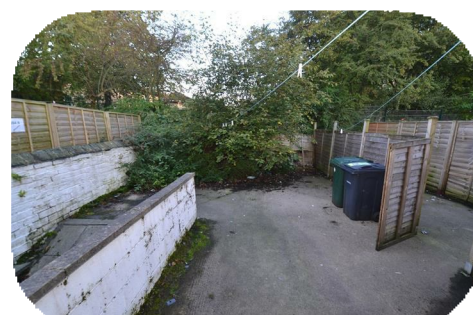
### Bathroom

Modern three piece suite comprising of; p shaped bath with shower over, low flush WC and hand wash basin. Central heating radiator and extractor fan.

### Bedroom Three

11'9 x 9'7 (3.58m x 2.92m)

Central heating radiator and double glazed window.



### Bedroom Four

10'4 x 9'3 (3.15m x 2.82m)

Central heating radiator and double glazed window.

### Bathroom

Modern three piece suite comprising of; p shaped bath with shower over, low flush WC and hand wash basin. Central heating radiator and extractor fan.

### External

Patio garden to the rear.

**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 72 A		Very environmentally friendly - lower CO <sub>2</sub> emissions A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(13-38) F		(13-38) F	
1-12 G		1-12 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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