



Haycliffe Lane,

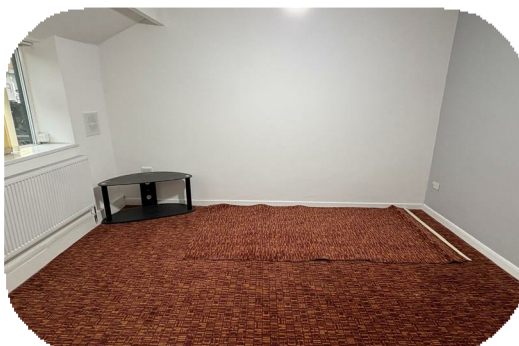
£75,000

**** TERRACE BUNGALOW ** ONE BEDROOM ** MODERN KITCHEN & SHOWER ROOM **
** CLOSE TO LOCAL AMENITIES ** IDEAL FOR FTB/INVESTOR ** GARDEN ****

This one bedroom terrace bungalow would make an ideal purchase for a number of buyers. Benefits from a modern fitted kitchen, shower room, GCH & DG.

The property is ideally located for amenities, shops and bus routes to Bradford City Centre. The accommodation briefly comprises of a entrance porch, open plan lounge/kitchen, bedroom and shower room.

To the outside there is a garden.



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Entrance Porch

Open Plan Lounge / Kitchen

15'5" x 17'4" (4.70m" x 5.28m")

Modern fitted kitchen having a range of wall and base units incorporating laminate sink unit with drainer, oven & hob with extractor, plumbing for auto washer and radiator.

Bedroom One

12'11" x 6'6" (3.94m" x 1.98m")

Radiator.

Shower Room

Modern three piece suite comprising shower cubicle, low flush wc, vanity sink unit, tiled and radiator.

Exterior

Patio garden to front.

Council Tax Band

A

Tenure

FREEHOLD.



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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		74	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

