



## Fleece Street,

**£75,000**

\*\*\* 33, Fleece Street Bradford, West Yorkshire, BD6 2EH

We are acting in the sale of the above property and have received an offer of £75,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place \*\*\*

**\* ATTENTION INVESTORS/SPECULATORS!! \* TERRACE \* TWO BEDROOMS \***

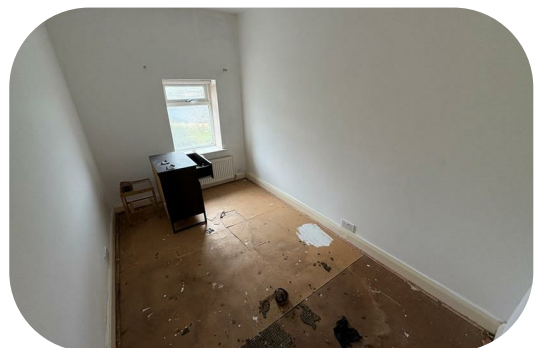
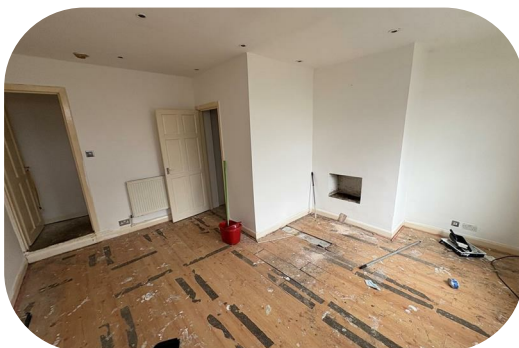
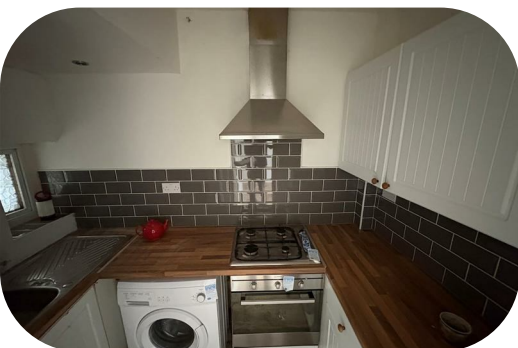
**\* CLOSE TO AMENITIES \* YARD TO FRONT \***

This two bedroom terrace home ideally located for amenities, shops, schools and bus routes.

The property would make an ideal purchase for a FTB/Young Couple/Investor.

The accommodation briefly comprises of entrance, lounge, kitchen, cellar, two first floor bedrooms and house bathroom.

To the outside there is a yard to the front.



**Lounge**  
14'9" x 15'0" (4.50m" x 4.57m")

**Kitchen**  
6'11" x 8'2" (2.11m" x 2.49m")  
Fitted wall and base units incorporating stainless steel sink unit, oven & hob with extractor and plumbing for auto washer.

**Cellar**  
Useful storage.

**First Floor Landing**

**Bedroom One**  
10'9" x 7'0" (3.28m" x 2.13m")

**Bedroom Two**  
12'8" x 7'6" (3.86m" x 2.29m")

**Bathroom**  
Three piece suite comprising panel bath, low flush wc and pedestal wash basin.

**Exterior**  
Yard to the 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 <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                 |         |           | (92 plus) 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                                                       |         |           |
| (21-38) F                                   |         |           | (21-38) F                                                       |         |           |
| (1-20) G                                    |         |           | (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

