



# BARKERS

OPENING DOORS FOR YOU



**445 Tong Street**

Bradford, BD4 6NA

**Asking Price Of £80,000**



# Property Description

## DESCRIPTION

We are pleased to offer for Sale this Two Bedroom Cottage property, situated in this popular and convenient location and having the benefit of gas central heating and uPVC double glazing. The property briefly comprises: entrance hall, lounge, kitchen, two double bedrooms and bathroom. Outside there is a small yard area to the front and an enclosed yard area to the rear. CASH BUYERS ONLY

## ENTRANCE HALL

External door into hallway, which has a staircase to the first floor and a door to the lounge.

## KITCHEN DINER

16' 7" x 8' 11" (5.07m x 2.72m) Fitted with a range of wall and base units, stainless steel sink unit, plumbing for a automatic washing machine, space for a gas cooker, space for fridge freezer, door to yard at the rear. Tiled floor.

## LOUNGE

13' 6" x 14' 10" (4.12m x 4.54m) Tiled floor. Fireplace with wall mounted electric fire, beams to ceiling. Door to inner hall.

## FIRST FLOOR LANDING

Doors to two double bedrooms and bathroom.

## BEDROOM NO.1

13' 9" x 15' 1" (4.21m x 4.61m) Spacious double bedroom. Beams to ceiling.

## BEDROOM NO. 2

9' 10" x 8' 11" (3.02m x 2.72m) Double room with built in cupboard.

## BATHROOM

Comprising a three piece suite of bath with mixer shower, WC and wash hand basin. Tiled floor.

## OUTSIDE

Yard to rear.

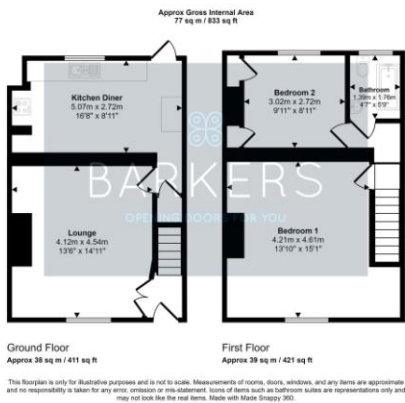
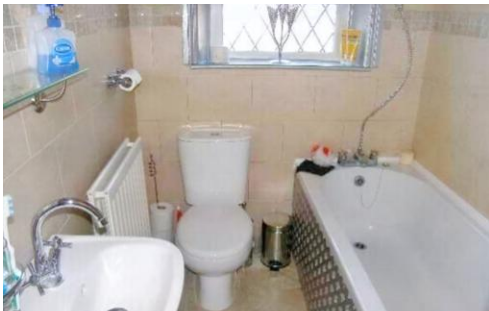
## ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: A

## DIRECTIONS

From our Birkenshaw office proceed on Old lane towards Woodlands Fold, turn left then bear right onto Croft Street and then turn left onto Town Street. Continue and then turn right onto A651 / Bradford Road for approx. 1 mile and then bear left onto A650 / Tong Street.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

4 Old Lane, Birkenshaw,  
Bradford, West Yorkshire,  
BD11 2JX

www.barkersestaagents.co.uk  
enquiries@barkersestaagents.co.uk  
0113 2879344

