

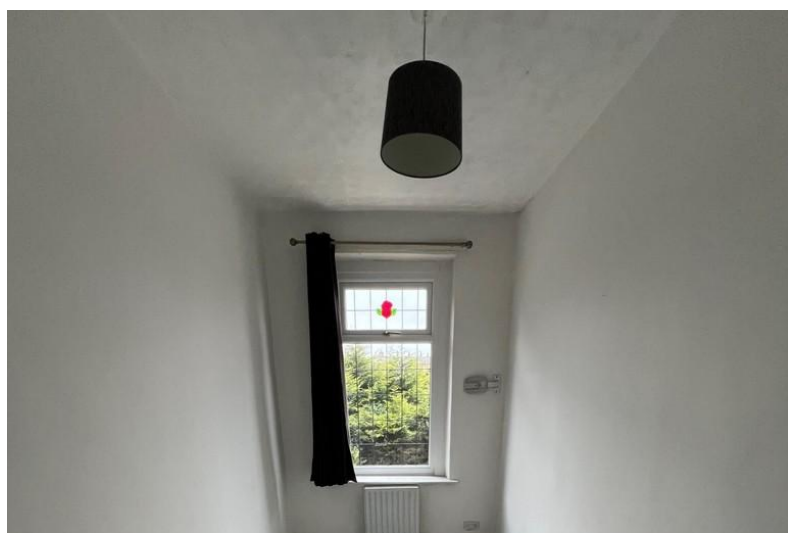


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**30 Ramsey Street**

- THREE BEDROOMS
- LOCATED CLOSE TO MOTORWAYS
- SPACIOUS THROUGHOUT
- IDEAL FOR INVESTORS

**Asking Price Of £130,000**  
EPC Rating 'E'







## Property Description

### DESCRIPTION

This property is deceptively spacious and ideal for an investor and first time buyer. Located in Little Horton, the property is suitably located for access to the M62 so would be great for anyone who works in Leeds or the surrounding areas. With 3 bedrooms and a large reception room, the property is suitable for modernisation to accommodate a family.

### KITCHEN

13' 2" x 7' 2" (4.01m x 2.18m) This room consists of a stainless steel sink and drainer, wall and base units, splashback tiling and a storage space. It also has a central heating radiator, window to rear and access to the back garden.

### LIVING ROOM

13' 2" x 11' 7" (4.01m x 3.53m) This room consists of a gas fireplace, central heating radiator and a window to the front.

### BEDROOM

12' 1" x 10' 4" (3.68m x 3.15m) This bedroom consists





of a fitted wardrobe, central heating radiator and a window to the front.

#### BEDROOM

13' 3" x 6' 3" (4.04m x 1.91m) This bedroom consists of a window to the front and a central heating radiator.

#### BEDROOM

17' 2" x 13' 4" (5.23m x 4.06m) This bedroom consists of fitted storage cupboards, velux window to the front elevation, central heating radiator and a dormer window to the rear elevation.

#### BATHROOM

5' 3" x 6' 8" (1.6m x 2.03m) This fully tiled bathroom comprises of a 3 piece suite with a bath, hand wash basin and WC. It also has an electric shower and a central heating radiator.

#### EXTERNAL

To the rear, there is an enclosed yard that provides safety for anyone with children or pets.



#### DIRECTIONS:



#### PURCHASE DETAILS:

*Please note that the services & appliances have not been tested & the property is sold on that basis.*

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a **FREE VALUATION** strictly without any obligation. Contact us on Bradford (01274) 880019.

**MORTGAGES:** A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.

**RENT-A-HOUSE:** Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements