



Ruby House Dyson Street, Bradford BD1 2RF

welcome to

Ruby House Dyson Street, Bradford

We are acting in the sale of the above property and have received an offer of £35,000 on the above property.

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

The Energy Performance Certificate Rating is D



Entrance Hall

Good sized hall.

Open Plan Living Area

14' 8" x 12' at widest (4.47m x 3.66m at widest)

With a range of fitted wall and base units incorporating stainless steel sink and drainer with work surfaces, exposed eaves, patio doors to the balcony and gas central heating radiator.

Bedroom One

9' 5" at widest x 8' 3" at widest (2.87m at widest x 2.51m at widest)

With exposed eaves, window to the side and gas central heating radiator.

Bedroom Two

9' 5" at widest x 8' 1" at widest (2.87m at widest x 2.46m at widest)

With built in storage, window to the side and gas central heating radiator.

Bathroom

Comprises bath, wash hand basin, w/c, window to the rear and heated towel rail.



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Ruby House Dyson Street, Bradford

- Two bedroom
- Top floor apartment
- Open plan living area
- Balcony
- Price £35,000

Tenure: Leasehold EPC Rating: D

£35,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF113648

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
BDF113648 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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