









# welcome to

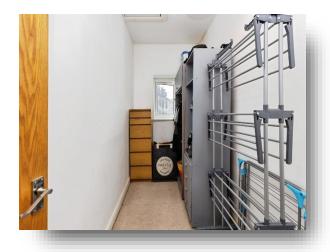
# **Cutler Heights Lane, Bradford**

A well presented two bedroom end terrace located in a popular residential location offering great transport links in to Leeds and Bradford. Offered with no onward chain.













#### Lounge

13' 8" x 14' 11" max ( 4.17m x 4.55m max ) With window to the front and radiator.

#### Kitchen

10' x 4' 9" ( 3.05m x 1.45m )

Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer with work surfaces and window to the side.

#### Cellar

## Landing

With radiator.

#### **Bedroom One**

10' 7" x 9' 9" max ( 3.23m x 2.97m max ) With window to the front and radiator.

#### **Bedroom Two**

10' 7" x 4' 10" (  $3.23 \, \text{m} \, \text{x} \, 1.47 \, \text{m}$  ) With window to the side and provides access to the loft.

#### **Bathroom**

Comprises of bath, wash hand basin set in vanity unit, w/c and window to the side.





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# **Cutler Heights Lane, Bradford**

- Two Bedroom
- End Terrace
- Enclosed Yard
- No Chain
- Guide Price £110,000-£120,000

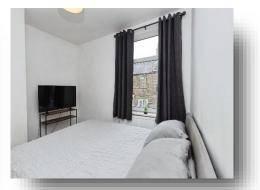
Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£110,000-£120,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/BDF116081



Property Ref: BDF116081 - 0002 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.





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