



Tong Street, Bradford BD4 6NA

welcome to

Tong Street, Bradford

PUBLIC NOTICE

445 Tong Street, Bradford, West Yorkshire, BD4 6NA

We are acting in the sale of the above property and have received an offer of £70,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating:D



Entrance Hall

With staircase to the first floor.

Kitchen/ Diner

15' 5" x 8' 9" (4.70m x 2.67m)

With a range of wall and base units incorporating stainless steel sink and drainer with work surfaces. Plumbing for automatic washing machine and door to the rear yard.

Lounge

14' 10" x 13' 6" (4.52m x 4.11m)

With window to the front and gas central heating radiator.

Cellar

Storage cellar.

Bedroom One

15' x 13' 7" (4.57m x 4.14m)

With window to the front and gas central heating radiator.

Bedroom Two

10' 1" x 9' (3.07m x 2.74m)

With window to the rear and gas central heating radiator.

Bathroom

Three piece suite comprises panel bath, wash hand basin and WC.

Outside

There are yard areas to the front and rear.



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Tong Street, Bradford

- Two bedroom
- Cottage
- Yard
- No Chain
- Sold as seen

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£70,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BDF116313 - 0005

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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