









# welcome to

# **Sunderland Road, Bradford**

Spacious versatile accommodation across four floors boasting three reception rooms and a spacious 15ft kitchen. Handily located for local shops and places of worship for a large group of people of all religions. uPVC double glazing & gas central heating throughout. Energy Rating: D.





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#### **Entrance Hall**

# **Living Room**

16' 4" x 11' 4" ( 4.98m x 3.45m )

### Lounge

15' 2" x 11' 11" ( 4.62m x 3.63m )

#### **Basement Kitchen**

15' 3" x 14' 11" ( 4.65m x 4.55m )

# **Dining Room**

15' 9" x 11' 6" ( 4.80m x 3.51m )

#### **Shower Room**

### **First Floor Landing**

### **Bedroom Three**

12' 1" x 11' 10" ( 3.68m x 3.61m )

#### **Bedroom Four**

13' 10" x 9' (4.22m x 2.74m)

#### **Bathroom**

#### **Second Floor Bedroom One**

14' 6" x 14' 5" ( 4.42m x 4.39m )

#### **Second Floor Bedroom Two**

14' 5" x 9' 11" ( 4.39m x 3.02m )

#### **Exterior**











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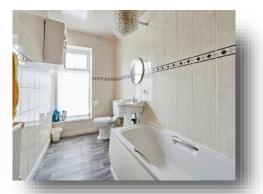
- Accommodation over four floors
- Spacious versatile accommodation throughout
- Mid through terrace
- Three reception rooms & 15ft kitchen
- Four bedrooms

Tenure: Freehold EPC Rating: D

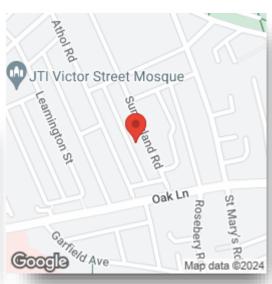
offers in excess of

£190,000









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Property Ref: SHP110019 - 0004 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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