

local
properties

buy • sell • let



**4 Copeland Street
Bradford, BD4 8NJ**

£124,950

Freehold

**** SEMI DETACHED HOUSE - TWO DOUBLE BEDROOMS - GARDENS & DRIVEWAY - CUL-DE-SAC LOCATION - NO CHAIN **** This property has gas central heating and PVCu double glazing and comprises: entrance vestibule, lounge, breakfast kitchen, cellar, landing, two bedrooms, bathroom. With gardens front and rear and a driveway to the side, this property has potential to extend (subject to obtaining the necessary consent). It is located off Dick Lane close to all amenities and is within easy reach of Bradford, Leeds and the M62. An ideal first purchase or buy to let investment, viewing is recommended.



- STONE BUILT SEMI DETACHED • TWO DOUBLE BEDROOMS • GCH & PVCu DG • SPACIOUS LOUNGE

ENTRANCE VESTIBULE

Door to front. Radiator.

LOUNGE

14' x 14'

Fireplace surround with fitted gas fire. Coving to ceiling and ceiling rose. Wall light points. Window to front. Radiator.

BREAKFAST KITCHEN

14' x 7'

With base and wall units incorporating stainless steel sink unit. Gas hob, electric oven and extractor hood. Plumbing for automatic washing machine. Tiled splashbacks.

Access to cellar. Window to front and door to rear.

Radiator.

CELLAR

Providing extra storage space.

LANDING

Window to rear. Radiator.

BEDROOM ONE

13' x 9'

Window to front. Radiator.

BEDROOM TWO

9' x 8'

Window to front. Radiator.

BATHROOM

Fully tiled with three piece suite comprising: bath with shower attachment, pedestal wash hand basin, low flush wc. Window to rear. Radiator.

EXTERIOR

Paved gardens to the front and rear of the property.

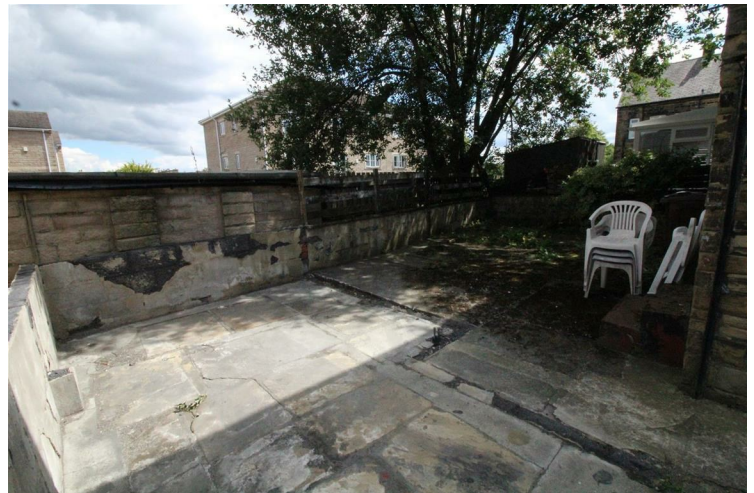
Driveway to the side providing off street parking for two vehicles.

DIRECTIONS

From Dudley Hill roundabout proceed down Sticker Lane and take the first right onto Cutler Heights Lane. This runs into Dick Lane and Copeland Street will be found on the left hand side with number 4 signified by our For Sale board



- FITTED BREAKFAST KITCHEN • GARDENS FRONT & REAR • DRIVEWAY TO SIDE • CUL - DE - SAC LOCATION • EPC - E • NO CHAIN








Additional Information

Local Authority - Bradford
Council Tax - Band A
Viewings - By Appointment Only

Floor Area - 0.00 sq ft
Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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