Sugdens
Sales & Lettings



Rathmell Street, Bankfoot,

£90,000

* REAR TERRACE * TWO BEDROOMS * IDEAL FTB/INVESTOR *
* CLOSE TO AMENITIES/TRASNPORT LINKS * GARDEN *

This two bedroom rear terrace property is situated in a popular location for amenities, bus routes and motorway links.

The property would make an ideal purchase for a FTB/Investor and benefits from gas central heating, double glazing and a garden.

Briefly comprising open plan lounge/kitchen, cellar, two first floor bedrooms and a house bathroom.

To the outside there is an enclosed lawned and patio garden.







Open Plan Kitchen/Lounge
14'10" x 17'9" max (4.52m x 5.41m max)
Kitchen Area has a range of modern fitted wall and base units, complementary work surfaces, stainless steel sink unit, tiled splash, oven, hob, plumbing for automatic washing machine.
Lounge Area has a living flame gas fire in fireplace surround with marble effect hearth.



Cellar
Useful storage.

Bedroom One
14'0" x 10'7" (4.27m x 3.23m)
With radiator and double glazed window.



Bedroom Two
11'6" x 7'9" (3.51m x 2.36m)
With radiator and double glazed window.

Bathroom
Three piece suite comprising panelled bath, low flush wc, pedestal basin.



Exterior
To the outside there is a patio garden.

Disclaimer
Please note - this video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs."

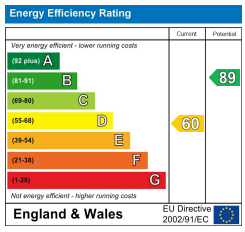
Directions
From our office on Queensbury High Street head toward Gothic St, continue to follow A647 towards Bradford for 1.5 miles, turn right onto Cooper Ln, left onto Beacon Rd, after 1.5 miles at the roundabout, take the 2nd exit onto High St, continue to follow B6380 before turning left onto Wibsey Bank, merge onto Manchester Rd, turn left onto Carr Btm Rd, right onto Faxfleet St, right onto Rathmell St.

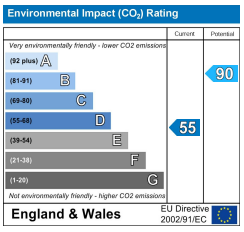


TENURE
FREEHOLD

Council Tax Band
A / Bradford

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.





8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensestates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk
website www.sugdensestates.co.uk

rightmove The Property Ombudsman Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915 DPS The Deposit Protection Service