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Robert Watts

Incorporating Watts Chartered Surveyors

AN UNRIVALLED PROFESSIONAL PROPERTY RELATED SERVICE

Property Specialists
in Bradford and Beyond



15 Shirley Road, Tong Street, Bradford, BD4 9PX

Delightful, greatly improved and larger than average END THROUGH TERRACE, providing 2 BEDROOMS + TOP FLOOR OVERALL ATTIC ROOM. The property is very well presented with lovely kitchen and bathroom and MUST BE VIEWED TO APPRECIATE. Comprises: Hallway, Lounge, Dining Kitchen, Cellar, Rear Porch, 2 Bedrooms, Top Floor Attic Room & Bathroom.

£99,950

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HALLWAY

Laminate flooring

LOUNGE 13'1" x 10'7" into alcove (3.99m x 3.23m into alcove)

Feature fireplace with built in fire.

DINING KITCHEN 14'9" x 14'2" (4.50m x 4.32m)

Superb, well equipped, fitted dining kitchen with a range of modern base and wall units worktops and sink unit. Access to Basement Cellar.

REAR PORCH

BASEMENT CELLAR 14'0" x 12'9 (4.27m x 3.89m)

Useful Basement Room with radiator and uPVC window. Potential to be converted to be used as an additional living room.

LANDING

BEDROOM 1 14'3" x 9'3" (4.34m x 2.82m)

Feature open faced brick wall. Laminate flooring.

BEDROOM 2 14'3" x 9'9" + recess (4.34m x 2.97m + recess)

Laminate flooring.

BATHROOM

Impressive white bathroom suite with 'Roll Top' bath, fitted vanity sink unit and corner cubicle. 1/2 tiled walls and tiled flooring. Tiled flooring.

ATTIC ROOM 14'2" max x 11'3" approx, average measurements + s (4.32m max x 3.43m approx, average measurements + s)

Part exposed brick walls. uPVC window to the gable wall. Wood flooring.

OUTSIDE

Samll yard to the front. To the rear is a pleasant, enclosed, low maintenance garden with purpose built outbuilding.

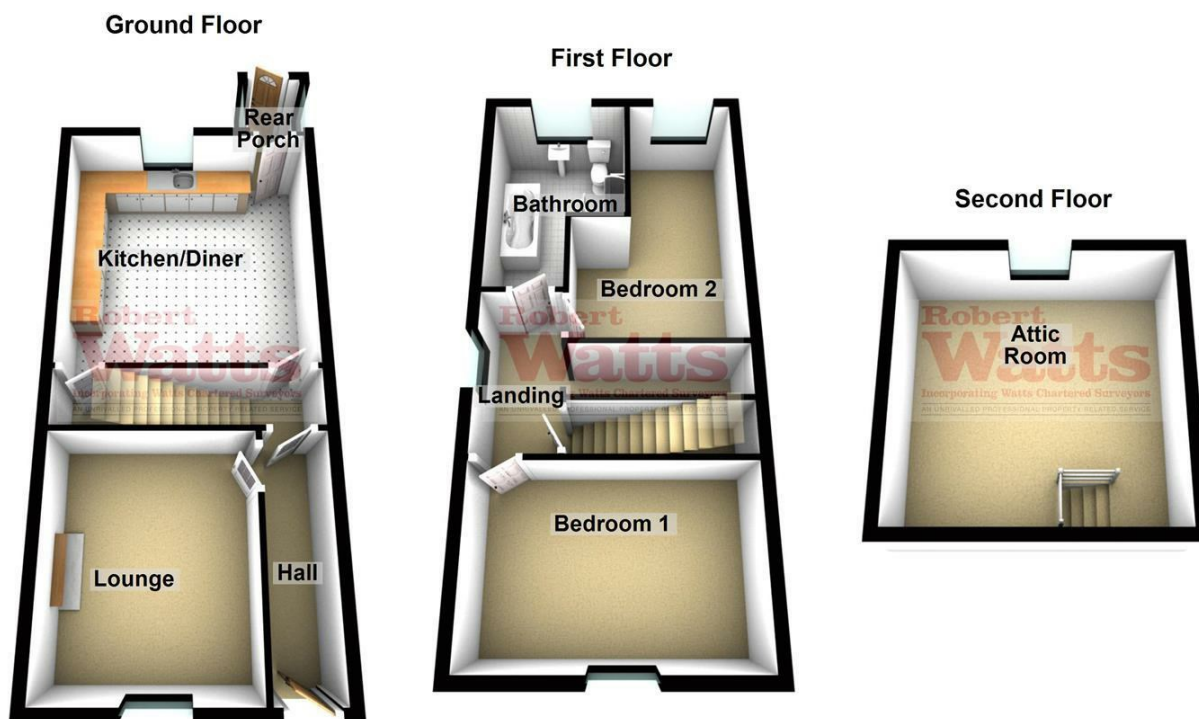
DIRECTIONS

From our Birkenshaw office proceed up Bradford Road and at the traffic lights continue onto Tong Street where Shirley Road can be found to the left hand side.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order.

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. these sales particulars do not constitute a contract or part of a contract.





Please note this floor plan is not to scale and should not be relied on a a basis to purchase this property.
Plan produced using PlanUp.

