

Property Professionals
for Five Decades



Robert Watts

Incorporating Watts Chartered Surveyors

AN UNRIVALLED PROFESSIONAL PROPERTY RELATED SERVICE

Property Specialists
in Bradford and Beyond



**21 Lilian Street, Dudley Hill, Bradford,
BD4 9LP**

£55,000

Birkenshaw Office: 704 Bradford Road, Birkenshaw, Bradford BD11 2AE

T: 01274 689 589 E: birkenshaw@robertwatts.co.uk

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3 BEDROOMS: Ideal purchase for INVESTOR LANDLORDS & OR FIRST TIME BUYERS. REAR TERRACE, with accommodation over 3 floors., situated in cul de sac position with Gas Central Heating & uPVC DG. A detailed viewing is essential. The accommodation comprises: Porch, Lounge, Kitchen, Cellar, 3 Bedrooms & Bathroom.

FRONT PORCH

LOUNGE 15'0" x 13'9" into alcove (4.57m x 4.19m into alcove)

KITCHEN 12'0" x 5'6" (3.66m x 1.68m)

Range of kitchen units and sink. Access to cellar.

CELLAR

LANDING

BEDROOM 1 15'1" x 10'6" maximum (4.60m x 3.20m maximum)

BEDROOM 2 9'2" x 4'2" (2.79m x 1.27m)

BATHROOM 9'2" x 4'2" (2.79m x 1.27m)

3 piece bathroom suite.

ATTIC TOP FLOOR BEDROOM 3 18'9" x 11'4" (5.72m x 3.45m)

OUTSIDE

Pleasant low maintenance garden.

DIRECTIONS

From our Birkenshaw office, proceed up Bradford Road and continue onto Tong Street to Dudley Hill roundabout. Take Sticker Lane exit and at the traffic lights turn right and bear immediate right into Lilian Street.

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.



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