

Property Professionals
for Five Decades



Robert Watts

Incorporating Watts Chartered Surveyors

AN UNRIVALLED PROFESSIONAL PROPERTY RELATED SERVICE

Property Specialists
in Bradford and Beyond



16 Rathmell Street, Bankfoot, Bradford, BD5 9QJ

VIEWING HIGHLY ADVISED for this WELL PRESENTED Rear back to back TERRACE providing TWO DOUBLE BEDROOMS. ADDITIONALLY the larger than expected and maintained to a high standard gardens provided gated access direct to Manchester Road. Forming part of this most convenient of localities offering easy access to local amenities, the city centre, outer ring road and the the Motorway Network (M606). We feel this property will suit a variety of buyers including BUY TO LET INVESTORS and we urge EARLY VIEWING ARRANGEMENT OF A VIEWING to appreciate. Further benefits include , PART DOUBLE GLAZING with SECONDARY GLAZING to the bedrooms, ALARM and CCTV.

Offers in the region of £59,950

Wibsey Office: 140 High Street, Wibsey, Bradford BD6 1JZ

T: 01274 601 119 E: wibsey@robertwatts.co.uk

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DIRECT ACCESS TO LOUNGE

OPEN PLAN LIVING AREA 17'10" x 15'1" (5.44m x 4.60m)

Feature fireplace housing gas fire and stairs to first floor

KITCHEN AREA

Having range of wall and base units, worktops with stainless steel sink unit. Splash back tiled walls, oven, hob and extractor. Plumbing for automatic washer. Providing access to cellar

CELLAR

Useful storage area

BEDROOM ONE 14'11" x 10'7" (4.55m x 3.23m)

Good size over stairs store cupboard. Feature cast iron effect fireplace. Second glazing to windows

DOUBLE BEDROOM 11'6" x 7'9" (3.51m x 2.36m)

Secondary glazing having outlook over Manchester Road area

BATHROOM

Three piece suite comprising of bath, w.c and sink

OUTSIDE

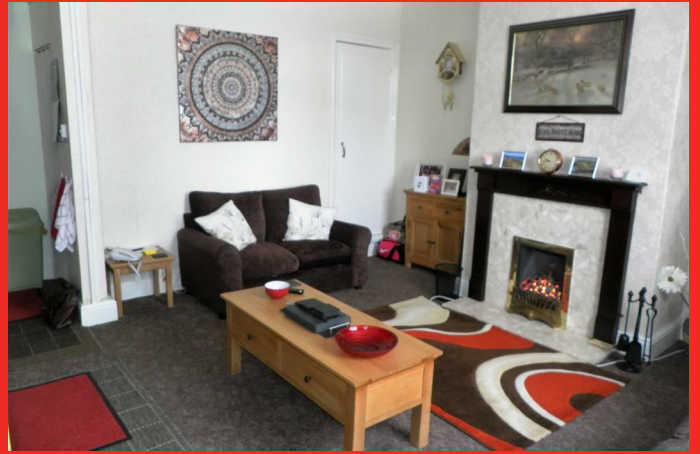
Pleasant enclosed garden area with paved seating area, lawns and mature shrub borders, gate allowing access direct onto Manchester Road.

DIRECTIONS

From Wibsey proceed down High Street towards Odsal Top, turn left onto Wibsey Bank and left at the end onto Manchester Road, take the second left onto Draughton Street the left onto Flaxfleet Street then right onto Rathmell Street.

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

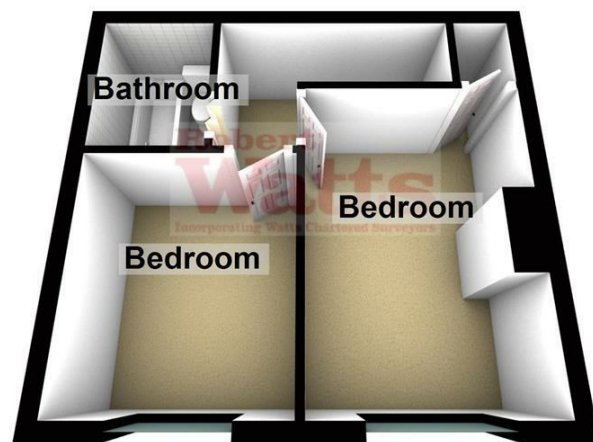
Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. these sales particulars do not constitute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



Ground Floor



First Floor



Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	21	76
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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