



**Rose Street  
Bradford  
West Yorkshire  
BD8**

**Offers In Excess Of £125,000**

**bettermove** 

# Rose Street Bradford

Bettermove are proud to present this 2 bedroom terraced house in Bradford, available with no forward chain.

This is currently a tenanted property and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

This property benefits from double glazing, and gas central heating throughout, with on street parking available.

The council tax band is A.

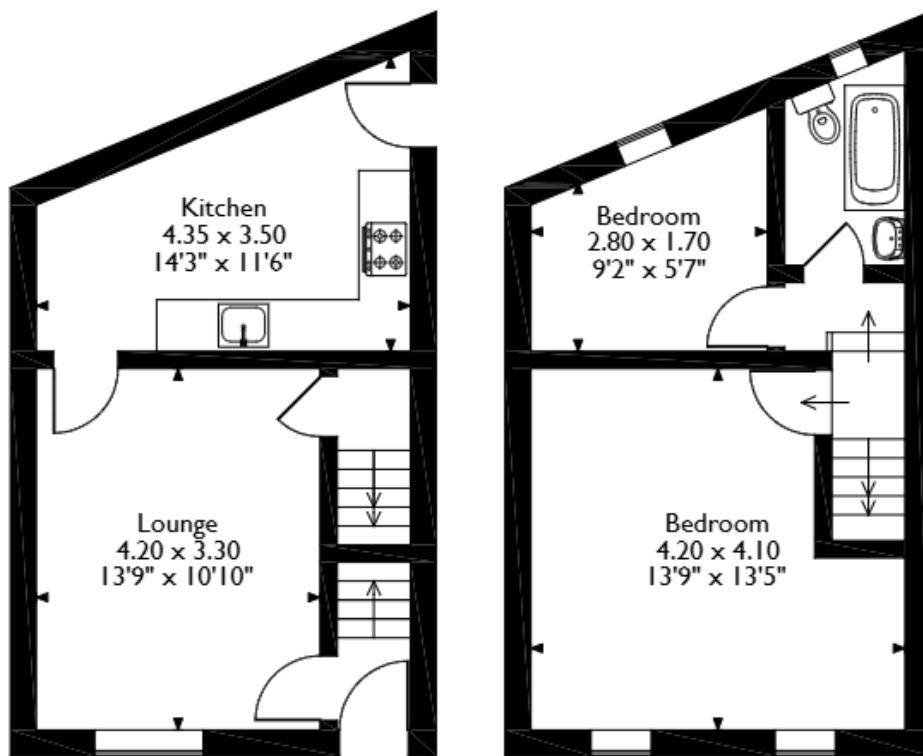
The interior of this well presented property comprises a spacious living room, and fitted kitchen on the ground floor. The first floor consists of two bedrooms, including one double, and one single, alongside the family bathroom.

Located in the popular city of Bradford, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Bradford Forster Square Train Station, a variety of local bus routes, and quick access to the M606, and M62.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



**Rose Street, Bradford**  
**Approximate Gross Internal Area**  
**60 Sq M/646 Sq Ft**



**Ground Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**First Floor**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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