



**22 Merrivale Road, Bradford, BD15 7SL**  
**Asking Price £120,000**

SOLD AS SEEN - APPLIANCES & UTILITIES HAVE NOT BEEN TESTED

This property has plenty of potential. Downstairs there is a good sized lounge and kitchen, upstairs there are three bedrooms and a family bathroom, this property also has gardens to the front and rear.

We do not anticipate this property to be on the market for long.

Call 01274 720900 today to arrange your viewing.

**Locate**  
The Property Experts

**Locate Properties UK LTD**

29-31 North Parade, Bradford, West Yorkshire, BD1 3JL

t. +44 (0) 01274 720 900



@locatehomesbfd

e. info@locatehomes.co.uk



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Registered in England & Wales No. 5161728

**Front Elevation**



**Bedroom One**

12'9" x 11'11" (3.893 x 3.657)



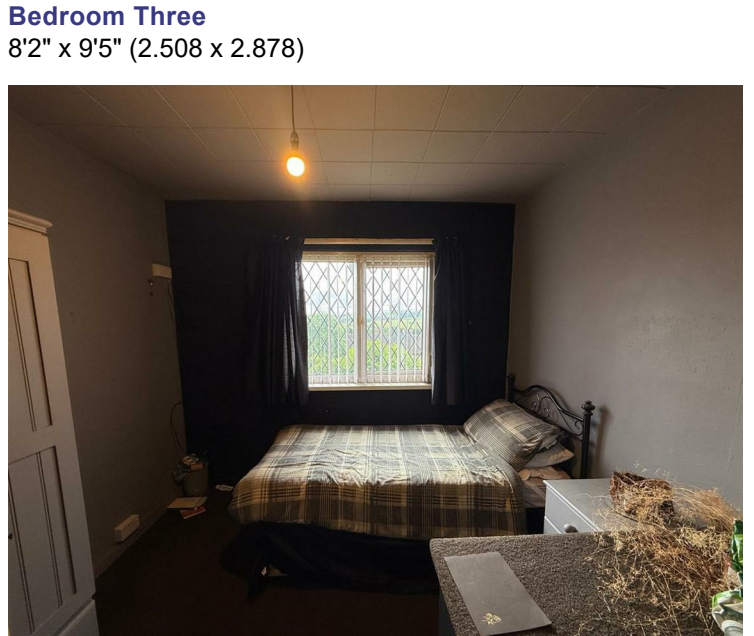
**Lounge**

13'7" x 12'4" (4.149 x 3.779)



**Bedroom Two**

11'9" x 8'10" (3.603 x 2.703)



**Bedroom Three**

8'2" x 9'5" (2.508 x 2.878)

**Kitchen**

14'8" x 9'4" (4.493 x 2.853)

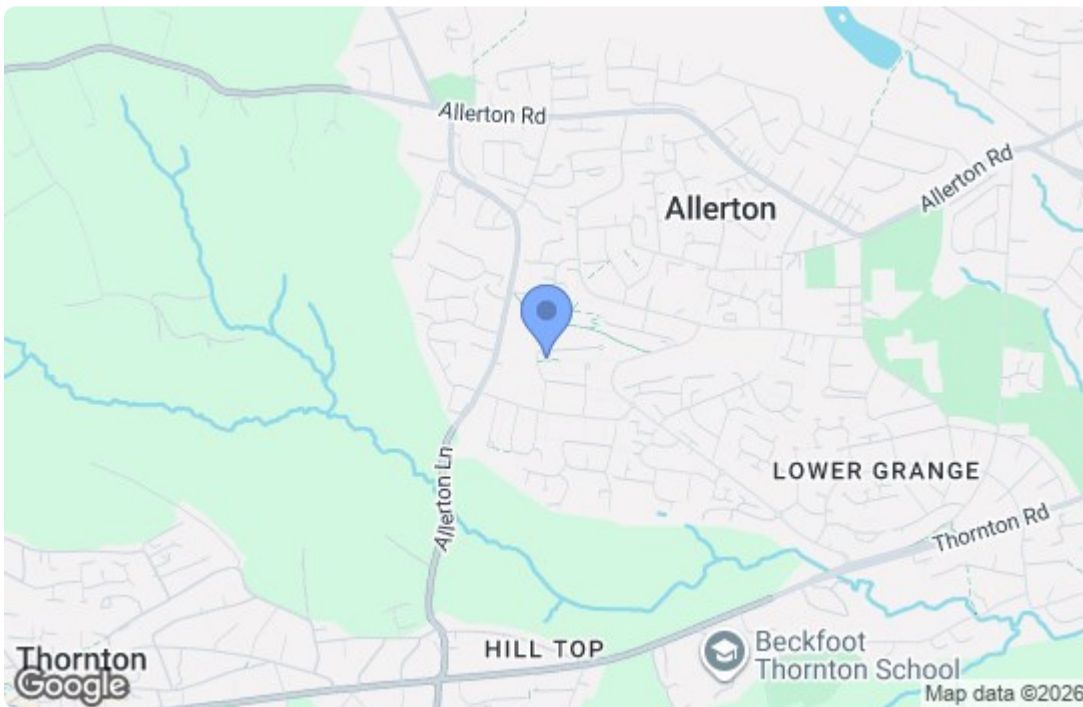


**Bathroom**



**Back Elevation**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &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 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC