



71 Harlow Road, Bradford, BD7 2HT

£150,000

- FOUR BEDROOM MID-TERRACE
- TWO RECEPTION ROOMS
- BASEMENT OFFERING POTENTIAL
- POPULAR LOCATION
- UPVC DOUBLE GLAZING
- EXTENDED TO THE REAR
- WELL PRESENTED
- DORMERS FRONT & REAR
- GAS CENTRAL HEATING
- EARLY VIEWING ADVISED

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**** EXTENDED FOUR BEDROOM TERRACE ** TWO RECEPTION ROOMS ** KITCHEN EXTENSION**
**** WELL PRESENTED **** Bronte Estates are pleased to offer for sale this spacious terrace property set across four levels. To the ground floor is a lounge, sitting room/dining room and a good-sized kitchen extension. To the lower ground floor is a large cellar room offering potential for conversion (subject to any require planning consents). To the first floor are two bedrooms and the family bathroom and to the second floor are two further bedrooms, both with dormer windows. This is a good-sized property in a popular area, call us to arrange your viewing ASAP!



Council Tax Band: A



GROUND FLOOR

LOUNGE

12'4 x 11'9

UPVC front entrance door, gas fire set in a marble fire surround, laminate flooring and a window to the front elevation. Central heating radiator.

DINING ROOM / SITTING ROOM

13'1 x 12'2

A good sized room with plenty of space for sofas and a dining table. Laminate flooring, door to the cellar, central heating radiator and being open to:

KITCHEN

10'9 x 8'10

A fitted kitchen with a good range of base and wall units, laminated working surfaces and matching splashbacks. Gas cooker point, plumbing for a washing machine and a black sink and drainer with mixer tap. There is a roof window, window to the rear and an exterior door with steps down to the rear yard.

BASEMENT

13'1 x 12'4

A useful room providing additional storage and housing the central heating boiler. There is potential to convert this room to provide further living space, subject to obtaining any required planning consents.

FIRST FLOOR

BEDROOM ONE

12'3 x 12'1

Laminate flooring, window to the front elevation and a central heating radiator.

BEDROOM TWO

10'7 x 8'0

Laminate flooring, window to the rear elevation, store cupboard and a central heating radiator.

BATHROOM

A fully tiled bathroom comprising of a panelled bath with shower tap attachment, pedestal washbasin and a low flush WC. Window to the rear elevation and a central heating radiator.

SECOND FLOOR

BEDROOM THREE

13'2 x 11'2

Dormer window to the front elevation, laminate flooring and a central heating radiator.

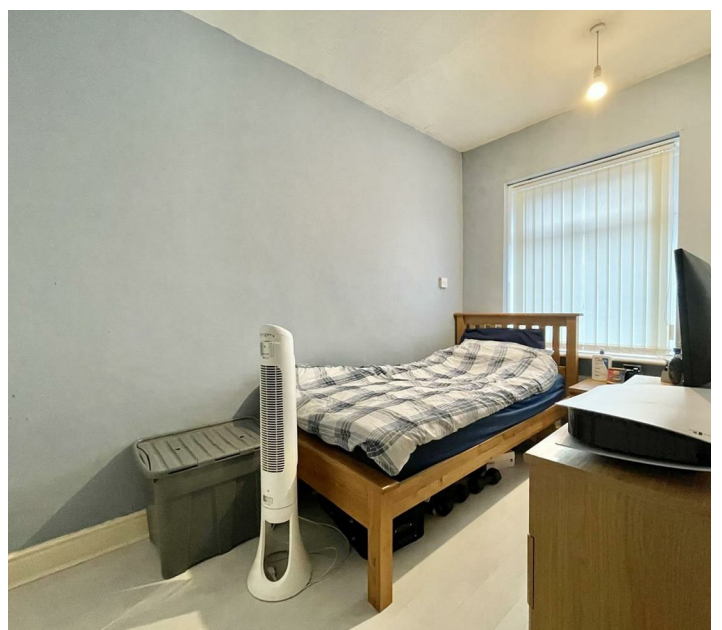
BEDROOM FOUR

11'1 x 8'9

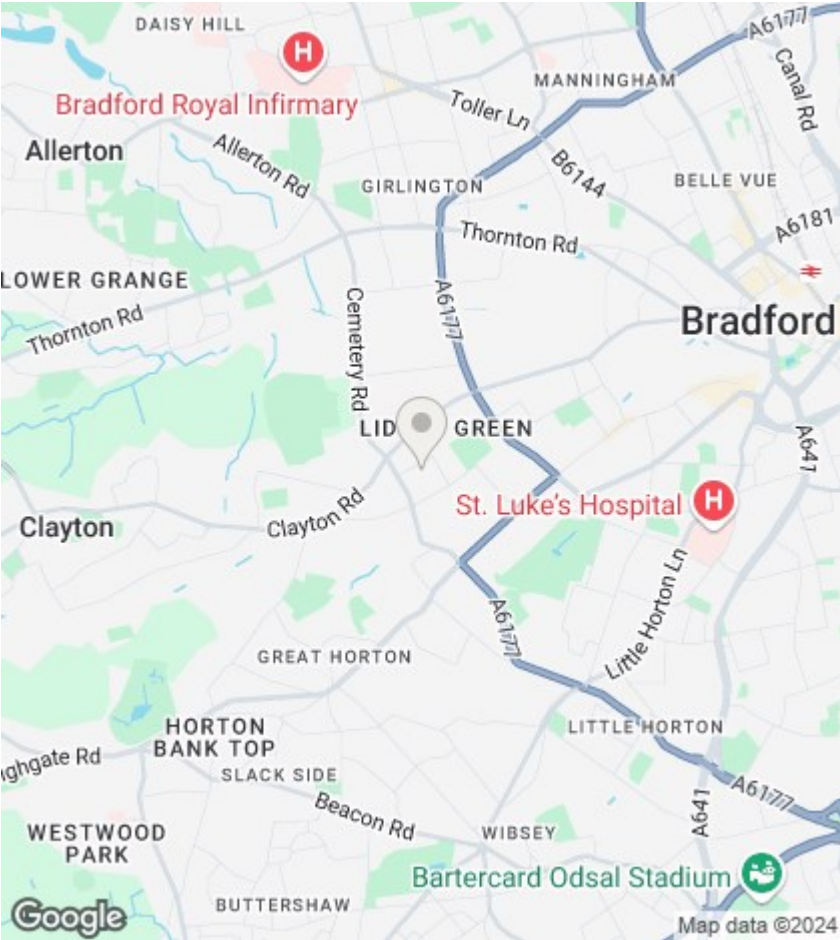
Dormer window to the rear elevation, laminate flooring and a central heating radiator.

EXTERNAL

To the front of the property is a low maintenance paved yard with wall and gate. To the rear is a small gated yard.







Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC