

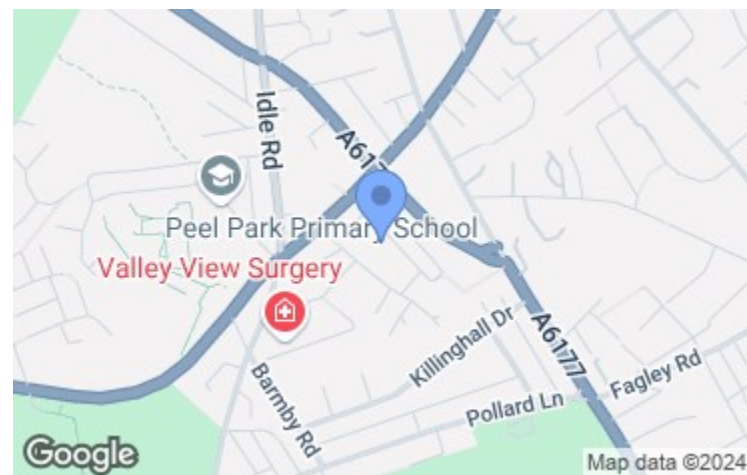
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		47	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Viewing arrangements**

Strictly by appointment through WW Estates  
 01274 627444  
 sales@wwstateagents.com



**Directions**

See mapping.



359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwstateagents.com | www.wwstateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



**Hatfield Road, Bradford, BD2 4QX  
 Offers In The Region Of £130,000**





Hatfield Road, Bradford, BD2 4QX



**\*\* STONE THROUGH TERRACE \*\* 3 BEDROOMS \*\* DINING KITCHEN \*\* GAS CENTRAL HEATING \*\* DOUBLE GLAZED \*\* STORAGE CELLAR \*\* ENCLOSED REAR GARDEN \*\* IDEAL FIRST HOME OR INVESTMENT \*\* ON STREET PARKING \*\* POPULAR AREA \*\*** Located on a quiet street close to good schools & local amenities.

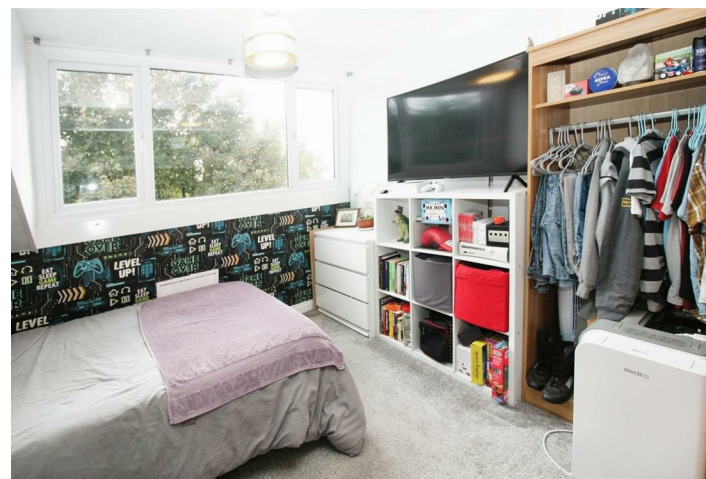
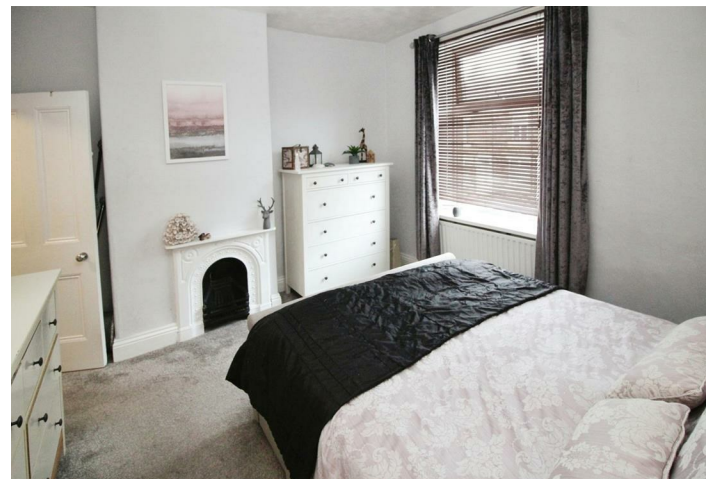
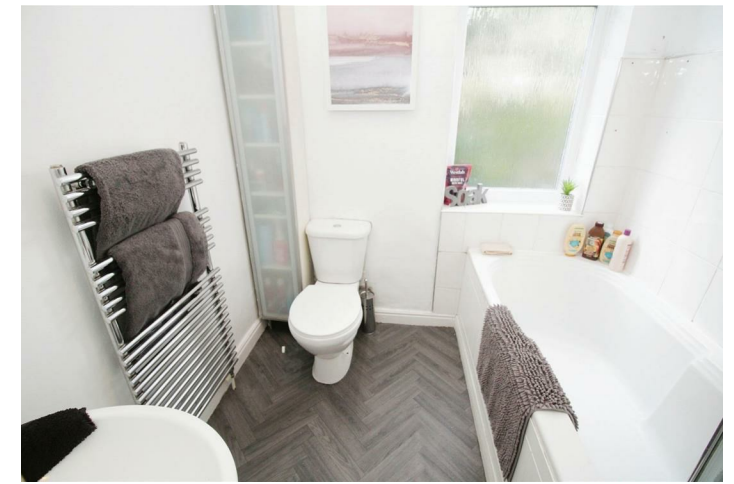
The property briefly comprises:- Entry is through a composite door into spacious living room with oak effect fire surround with marble back & hearth, picture window, light décor and is finished with laminate flooring. Access Kitchen & first floor.

The dining kitchen is fitted with a range of wall and base units in black gloss with contrasting light oak worktops, inset stainless steel sink with mixer tap. Space for a free standing oven with over extraction and Oak beam. Ample space fridge freezer, table and chairs, plumbing for a washing machine, central heating radiator & finished with laminate flooring. Access to

basement storage & rear porch/utility room with opaque glazed PVCu door opening to the rear garden.

Upstairs on the first floor there are two good sized bedroom with light décor and carpet floor, bedroom 1 is a spacious double with walk-In storage, light modern décor, carpet flooring and the original Cast Iron surround. The house bathroom comprises:- 3 piece suite with panelled bath with mixer tap shower attachment, shower screen, pedestal hand wash basin, push button WC, chrome ladder towel rail & finished with vinyl flooring. To the second floor we have a large Dorma bedroom with central heating radiator, PVCu dormer window and finished with carpet flooring.

Outside to the front there is a small paved yard enclosed with a low stone wall & timer fencing. To the rear there is an enclosed garden with decking patio area & artificial lawn.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

Fixtures & fittings  
Ideal First Home Or Investment  
property.....

Rating authority  
Borough Council Tax Band A

Services  
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Tenure  
Freehold