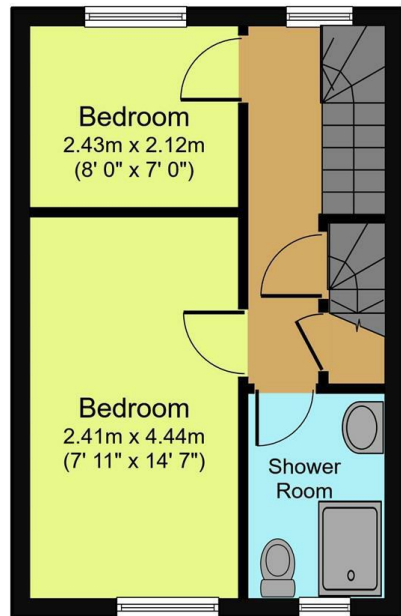
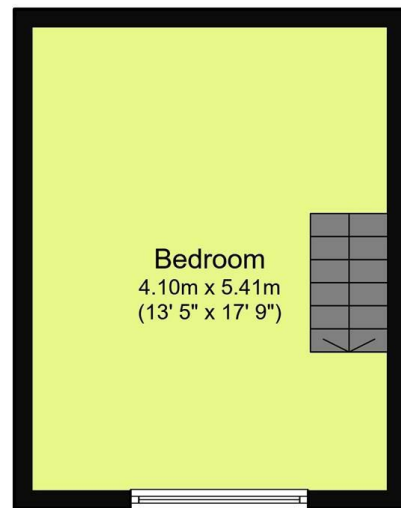


Ground Floor



First Floor

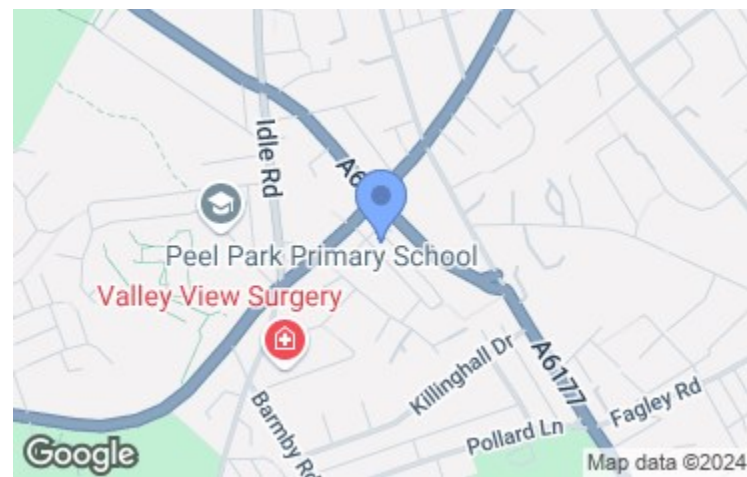


Second Floor

Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		66	
(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	



**Directions**

See Mapping



**Viewing arrangements**

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

**Hatfield Road, Bradford, BD2 4QX**  
**Offers In The Region Of £125,000**

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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



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

The property briefly comprises:- Entry is through a PVCu door into vestibule into spacious living room which has a feature living flame gas fire with timber surround and marble hearth, cornice ceiling, picture window, light décor and is finished with laminate flooring. Access Kitchen & first floor.

The kitchen is fitted with a range of wall and base units in maple with contrasting worktops, inset stainless steel sink with mixer tap and complementary tiled splash back. There's a free standing oven with over extractor hood. Plumbing for a washing machine, space for a fridge & freezer and access to basement storage and PVCu door to rear garden/parking.

Upstairs on the first floor there are two good sized bedroom with light décor and carpet floor, bedroom 1 has fitted light oak wardrobes. The house bathroom has a double cubicle shower unit hand wash pedestal and low level push button w.c. Finished with ceramic wall tiles with a coloured mosaic border & cushion flooring. To the second floor we have a large Dorma bedroom with eaves storage.

Outside to the front there is a small yard and brick walling. To the rear there is a pea gravel garden with stone walling and timber gates, room to park your vehicle if required.



**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