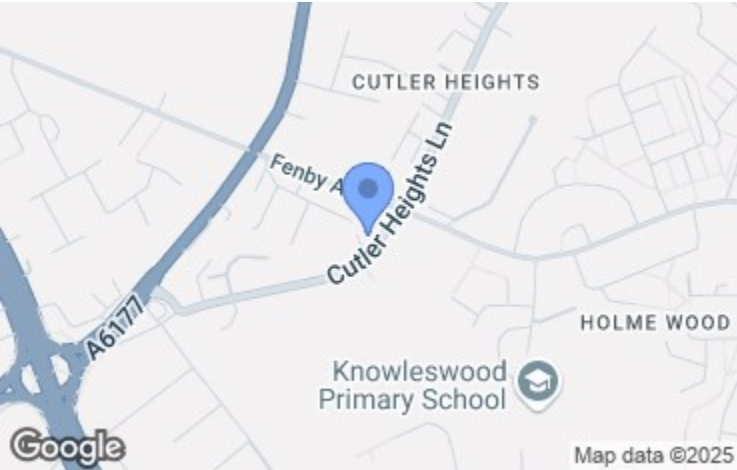




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	70	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Viewing arrangements

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

Directions

See Mapping.

Cutler Heights Lane, Bradford, BD4 9LE
Offers Over £90,000



**** DECEPTIVELY SPACIOUS ** MID-THROUGH TERRACE ** NO ONWARD CHAIN ** IDEAL FOR INVESTORS ** TWO RECEPTION ROOMS ** LARGE REAR GARDEN **** A deceptively spacious mid through terrace with two reception rooms, a separate kitchen, basement cellar, two double bedrooms, family bathroom and large rear garden. A schedule of modernisation required throughout.

Entering the living room on the ground floor through a PVCu door to front with the main reception room comprising a gas fire, exposed beams, a double glazed window to front and carpeted flooring giving access to the dining room to rear. The second reception room comprises a gas fire with mantle over, a built in storage cupboard, carpeted flooring and access to the basement cellar and kitchen. the kitchen is currently fitted with wall and base units offering space and plumbing for appliances, a free standing electric cooker and window to rear.

The first floor landing leads to a main double bedroom to the front elevation with a double glazed window to front, a second double bedroom to rear with a double glazed window to rear and a part tiled family bathroom comprising a bath, w/c with low level flush and wash hand basin.

Externally, the house has a small enclosed low maintenance yard to the front and a generous, private garden to the rear, mainly low maintenance patio with flowerbeds and hedged borders.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Ideal Buy To Let Investment Opportunity.

Rating authority
Borough Council Tax Band A

Services
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Tenure
Freehold