



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(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...

Heaton Road, Bradford, BD9 4RY  
Priced To Sell £130,000

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



Heaton Road, Bradford, BD9 4RY

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**\*\* POTENTIAL BUY TO LET INVESTMENT**  
**\*\* 3 DOUBLE BEDROOMS \*\* CONVERTED CELLAR \*\* ACCOMMODATION OVER FOUR FLOORS \*\* NO ONWARD CHAIN \*\***  
**CONVENIENT LOCATION \*\*IDEAL FIRST TIME BUYER HOME \*\*** This back-to-back terrace house presents an excellent opportunity for both families and investors alike. Boasting three spacious double bedrooms, this property is perfect for those seeking ample living space.

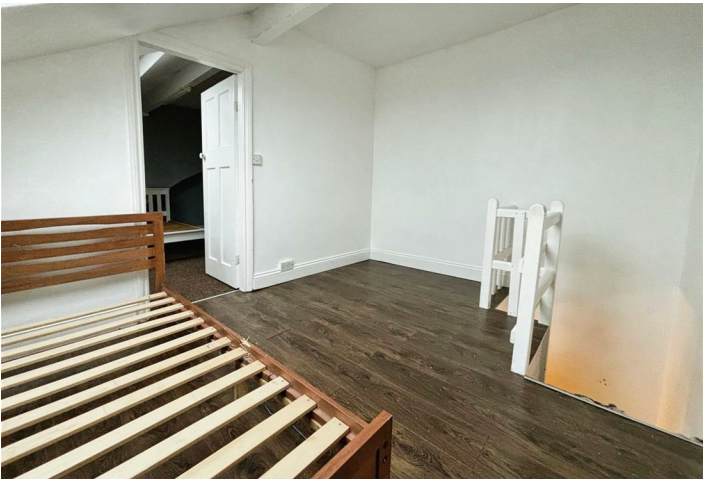
The accommodation is arranged over four floors, providing a unique layout that maximises both comfort and functionality. The current owners have converted the cellar, which has been transformed into an open plan dining kitchen fitted with a modern kitchen comprising wall and base units and complimentary work surfaces, a gas cooker with extractor fan over, space and plumbing for appliances, a sink and drainer, double glazed window and PVCu door to front. The main reception room sits on the ground floor of the house, providing a generous living space naturally lit via two double glazed windows to front, PVCu door to front and gas

central heating.

The first floor comprises two double bedrooms with a substantial main bedroom comprising a built in storage cupboard, radiator and double glazed window to front, a second double bedroom and a family shower room consisting of a corner shower cubicle, w/c, and wash hand basin. Stairs to the second floor lead to an open landing providing space for a home office and/or dressing room leading to another generous double bedroom, naturally lit via a Velux window.

Externally, the property has a large low maintenance yard and side passage leading to the main road.

Situated in a popular residential location, this property is well-connected to local amenities, schools, and transport links, making it an attractive option for families and professionals. Additionally, its potential as a buy-to-let investment cannot be overlooked, given the demand for rental properties in the area.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

**Fixtures & fittings**  
Three Double Bedroom Back To Back Terraced Home Ideal For First Time Buyers and Buy To Let Investors Alike!

**Rating authority**  
Borough Council Tax Band A

**Services**  
INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

**Tenure**  
Freehold