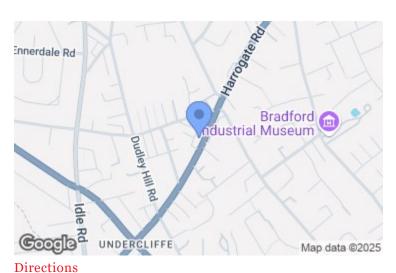


## Viewing arrangements

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



See Mapping.

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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.



















## Harrogate Road, Bradford, Yorkshire BD2 3DY Offers Over £90,000









\*\* ATTENTION FIRST TIME BUYERS \*\*
POTENTIAL BUY TO LET \*\* OPEN PLAN
LIVING \*\* CLOSE TO LOCAL AMENITIES \*\*
EXCELLENT TRANSPORT LINKS \*\*
POTENTIAL TO CONVERT ATTIC S.T.P.P
This one-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and those seeking a potential buy-to-let investment. The property features well-proportioned room sizes throughout, gas central heating and PVCu double glazed windows.

The ground floor has an entrance vestibule leading to an open plan living/dining/kitchen providing ample living space, an electric fire, and the kitchen fitted with wall and base units, an integral electric oven with hob and extractor over, space and plumbing for appliances and a sink and drainer.

A landing on the first floor leads to a substantial double bedroom with carpeted flooring, a double glazed window to front, radiator and space for bedroom furniture. A fully tiled bathroom sits adjacent to the bedroom, fully

tiled with a white three piece suite, radiator and double glazed window. Furthermore, a boarded loft naturally lit via a Velux window provides excellent storage space and/or potential for conversion subject to planning permission.

The house sits in a convenient location, in close proximity to a variety of local amenities, excellent transport links, making commuting and travel to nearby areas both easy and efficient.

This back-to-back house is not only a practical choice for those entering the property market but also a promising investment opportunity. With its appealing features and ideal location, this property is sure to attract interest from a range of buyers. Don't miss the chance to make this lovely home your own.















Train your text here



Primary School
your text here



Secondary School your text here

Fixtures & fittings One Bedroom Mid-Terrace Ideal For First Time Buyers & Buy To Let Investors Alike...

Rating authority Borough Council Tax Band A Services

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