

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	56	
(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.

Exmouth Place, Bradford, BD3 0NA  
Offers In The Region Of £190,000

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.





Exmouth Place, Bradford, BD3 0NA

 2  5  2

**\*\* 4 BEDROOMS \*\* THROUGH TERRACE \*\* CONVERTED BASEMENT FLAT \*\* ACCOMMODATION OVER 4 FLOORS \*\* NO ONWARD CHAIN \*\* POTENTIAL INVESTMENT OPPORTUNITY \*\* IDEAL FOR GROWING FAMILIES \*\*** This 5 bedroom through mid terrace is deceptively spacious with accommodation over 4 floors featuring four double bedrooms to the main house and a fully converted 1 bedroom basement flat, providing further buy to let potential.

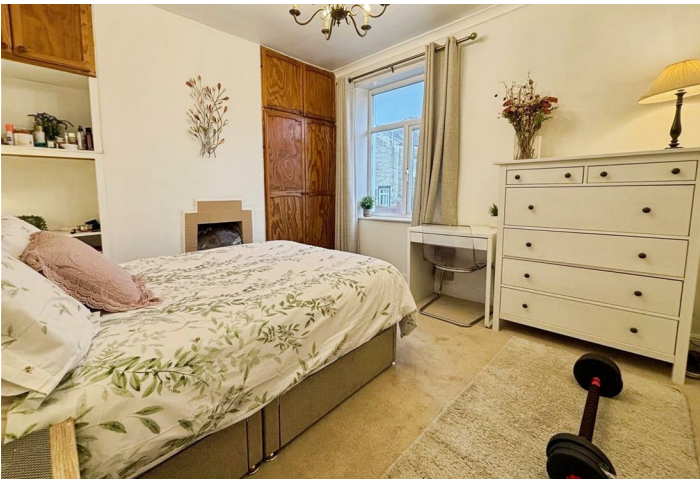
The ground floor comprises a lounge to the front and dining kitchen to rear elevation. The dining kitchen is fitted with a range of wall and base units, integral appliances, space for fridge freezer, sink and drainer, window to rear and access to the basement flat. The first floor includes two double bedrooms, the main bedroom including fitted wardrobes, and a family bathroom. The bathroom is fully tiled with a white three piece suite including bath and shower over, wash hand basin and low level flush w/c. The second floor is an attic conversion split into two generous double rooms with Velux windows and space for wardrobes and drawers.

The basement has been fully converted into a self-contained flat, completed and signed off to building regulations, featuring a double bedroom, a small kitchen with oven, hob, plumbing for washing machine, a lounge space and en-suite shower room. A double glazed window to front, gas central heating and it's own door.

Externally, the property benefits from a driveway to front offering off-street parking for once car. To the rear, a recently landscaped garden featuring Indian Stone patio and path, artificial grass, a new shed, made secluded and private via a large fence to once side and wall to the other.

The property has been used in most recent years as a HMO with 1 room still currently let out at £500pcm and the basement flat let out at £600, so the opportunity for investment is certainly on offer with this property.

Early internal inspection is highly recommended to appreciate the space and quality of finish throughout!



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings

4 Bedrooms Terraced Home With Converted Basement Flat Completed To Building Regulations, Offered To The Market With No Onward Chain.

Rating authority  
Borough Council Tax Band A

Services

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Tenure  
Freehold