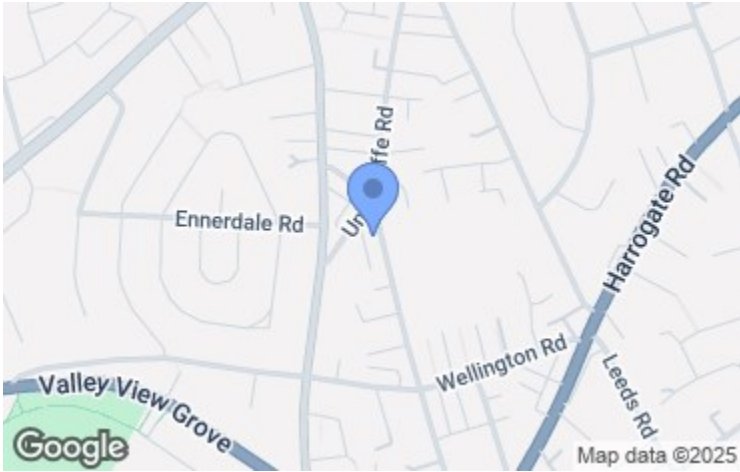


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing arrangements

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



Directions



Dudley Hill Road, Bradford, BD2 3DF
Offers In The Region Of £160,000

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.

Dudley Hill Road, Bradford, BD2 3DF

 1  3  1

**** 3 BEDROOMS ** MID THROUGH TERRACE ** POPULAR RESIDENTIAL LOCATION ** IDEAL FIRST TIME BUY **** This mature mid-terrace house presents an excellent opportunity for first-time buyers and young families. With no onward chain, this mature three-bedroom property is ready for you to make it your own.

The accommodation is spread over three floors, beginning with a welcoming entrance vestibule that leads into a cosy lounge. This inviting space features a window to the front, carpet flooring, and a gas fireplace. From the lounge, you can access the dining kitchen, which is well-equipped with an array of wooden wall and base units. The kitchen boasts an integrated undercounter fridge and freezer, space and plumbing for a washing machine, and an integrated double oven with a gas hob and extractor above. A breakfast bar adds to the functionality of this space, which also has a composite door leading to the rear and access to a useful basement cellar.

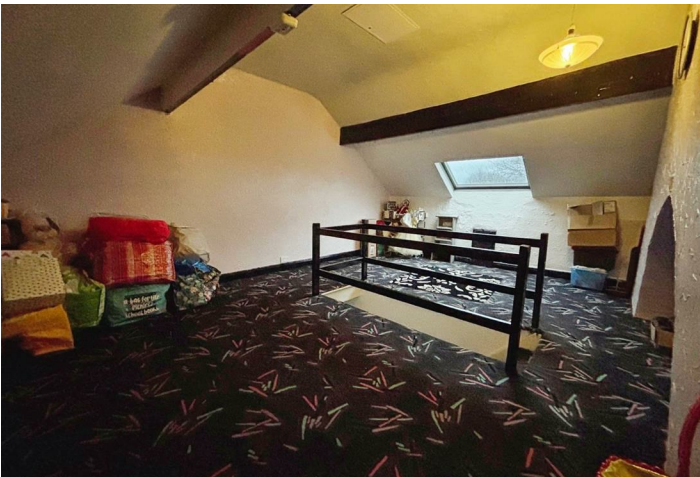
On the first floor, the landing leads to the main double bedroom, complete with built-in wardrobes and over-bed units, ensuring ample storage. This room benefits from gas central heating and a

window overlooking the front. The third double bedroom, currently used as a dressing room, has a window to the rear. The family bathroom is fully tiled and features a bath, a separate shower cubicle, a low-level flush W.C., and a wash hand basin.

Ascending to the second floor, you will find a converted attic bedroom, which offers potential for further modification. This space is brightened by a Velux window.

Externally, the property boasts low-maintenance yards to both the front and rear, along with a detached garden and an enclosed area behind the garage, perfect for outdoor enjoyment.

The property is well-presented throughout, and situated within a popular residential location with excellent transport links and well-regarded schools nearby, offered to the market with no onward chain.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Services

Rating authority
Borough Council Tax Band A

Tenure
Freehold