



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(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.

Harrogate Street, Bradford, Yorkshire BD3 0LG
Offers In The Region Of £90,000

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.

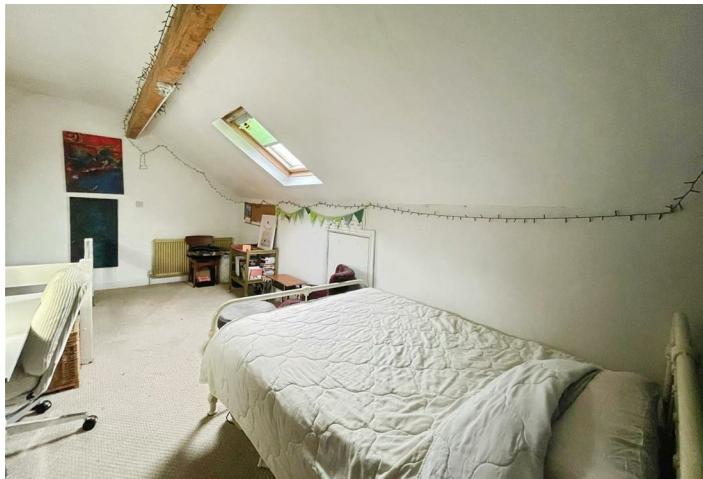
**** IDEAL, FIRST HOME, FAMILY HOME OR INVESTMENT ** FRONT GARDEN**
POPULAR LOCATION ** GENEROUS ROOMS SIZES THROUGHOUT **
EXCELLENT TRANSPORT LINKS ** CLOSE TO LOCAL AMENITIES **** Located on Harrogate Street in Bradford, this charming back-to-back mid-terrace house offers a delightful blend of comfort and practicality.

Upon entering, you are welcomed into a cozy living room, complete with a fireplace that creates a warm and inviting atmosphere with large double glazed windows and central heating. The living room conveniently leads to a well-appointed kitchen, which features a range of wall and base units finished in crisp white. The kitchen is equipped with an induction hob and a fan oven and includes a free standing fridge freezer, complemented by stylish wood effect laminate flooring, making it both functional and aesthetically pleasing.

As you ascend the stairs, you will find a spacious family bathroom on the first floor,

fitted with a modern three-piece suite that caters to all your needs. The property boasts two generously sized bedrooms, each capable of accommodating double beds and wardrobes, providing ample space for relaxation and storage.

Outside, the property features a private garden at the front, which includes a charming patio area, perfect for enjoying the outdoors or entertaining guests.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Rating authority
Borough Council Tax Band A

Services

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Tenure
Freehold