









welcome to

Cutler Heights Lane, Bradford

Offered to the market with no onward chain is this spacious two bedroom end terrace property. This property is in need of some work throughout and would be ideal for first time buyers or investors.













Entrance Hall

With gas central heating radiator.

Cloakroom

With wash hand basin, heated towel rail and window to the side.

Lounge

14' 11" \times 12' 9" into recess (4.55m \times 3.89m into recess) With window to the front, fireplace and gas central heating radiator.

Kitchen

6' 5" x 14' (1.96m x 4.27m)

Fitted kitchen with a range of wall and base units incorporating sink and drainer with work surfaces, two windows to the rear, gas central heating radiator and door to the rear.

Cellar

Access via the cloakroom.

Landing

With window to the side and gas central heating radiator.

Bedroom One

14' 6" into wardrobe x 11' 10" (4.42m into wardrobe x 3.61m)

With window to the front, built in wardrobe and gas central heating radiator.

Bedroom Two

7' x 10' 9" (2.13m x 3.28m)

With window to the rear and gas central heating radiator.

Shower Room

Comprises of shower cubicle, wash hand basin set in vanity unit, w/c, heated towel rail and window to the rear.

Outside

Enclosed garden to the rear.





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Cutler Heights Lane, Bradford

- Two bedroom
- End terrace
- No onward chain
- In need of some updating
- £80,000

Tenure: Freehold EPC Rating: E

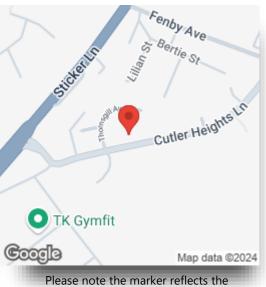
£80,000







Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF115251



Property Ref: BDF115251 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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