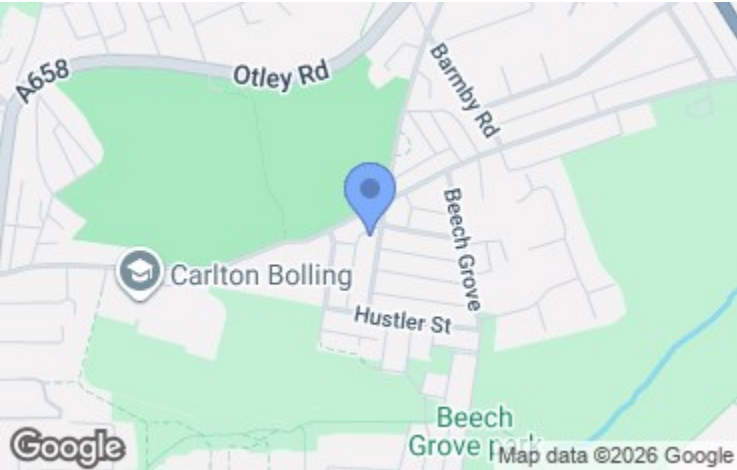




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See Mapping

Undercliffe Street, Bradford, BD3 0PH
Auction Guide £110,000

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.

Undercliffe Street, Bradford, BD3 0PH

 1  4  2

**** Sold By Modern Method Of Auction ****
Buyers Fee's Apply ** Starting Price - £110,000.00 ** Four Bedroom ** Mid Terrace ** CH & DG ** Two Bathrooms ** No Onwards Chain ** Nestled on Undercliffe Street in Bradford, this charming mid-terrace house offers a delightful blend of space and comfort, making it an ideal family home. Upon entering, you are welcomed by a front porch that leads into a generously sized living room. This inviting space features double-glazed windows that fill the room with natural light, wallpapered wall, & an gas fireplace, creating a warm atmosphere perfect for relaxation. The room is spacious enough to accommodate multiple sofas & is enhanced by wall lights & a carpet finish.

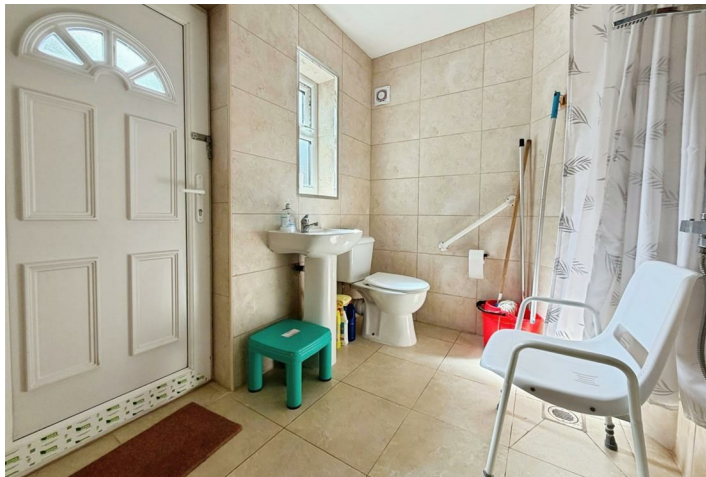
The kitchen is well-equipped with a variety of wall and base units, providing ample storage & workspace. It includes a gas hob with an extractor fan above, & there is room for freestanding kitchen appliances. Double-glazed windows at the rear allow for a pleasant view of the garden, while the partly tiled walls and lino

flooring. Conveniently, the kitchen also offers access to the basement and a rear door leading to a downstairs wet room, which is designed for accessibility and features a three-piece suite with a standing shower, fully tiled walls, and flooring.

On the first floor, you will find two spacious double bedrooms, each capable of accommodating a double bed & wardrobes, with the first bedroom boasting full-length built-in wardrobes. The family bathroom on this level is equipped with a three-piece suite, including a shower over the bath, & features fully tiled walls & lino flooring for easy maintenance.

The second floor mirrors the first, offering two additional dormer double bedrooms, both with ample space for furniture and double-glazed windows that ensure a bright & airy feel.

Outside, the property boasts a small front garden with a grassy area and a walkway leading to the entrance, alongside a modest side rear garden, perfect for enjoying the outdoors.



Fixtures & fittings Four Bedroom Mid-Terrace, Ideally For First time buyers or Buy to let investor Sold BY The Modern Method Of Auction.	Services INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Home Wallace Finances Ltd, who are authorised and regulated by the Financial Conduct Authority.
Rating authority Borough Council Tax Band A	Tenure Freehold