





Haworth Road,Allerton Bradford BD15 9LL

william h brown

welcome to

Haworth Road, Allerton Bradford

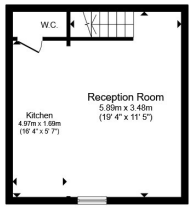
Ideal First Time Buy or Investment Opportunity! Situated on the popular Haworth Road in Allerton, this two bedroom mid-terrace property offers spacious accommodation arranged over four floors, providing versatile living space throughout.



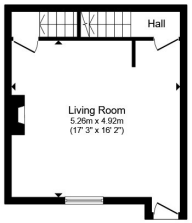


Ideal First Time Buy or Investment Opportunity! Situated on the popular Haworth Road in Allerton, this two bedroom mid-terrace property offers spacious accommodation arranged over four floors, providing versatile living space throughout. Benefitting from uPVC double glazing and gas central heating, the property also enjoys an enclosed front garden.

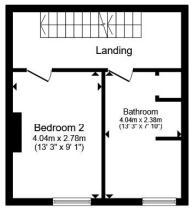
Internally, the accommodation briefly comprises a lounge and kitchen, with two well-proportioned bedrooms and family bathroom, together with additional lower ground floor and attic accommodation offering useful extra space. Conveniently located close to local amenities, schools and transport links, this property is sure to appeal to first-time buyers and investors alike



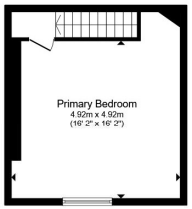
Basement



Ground Floor



First Floor



Second Floor

Total floor area 122.9 m² (1,323 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Ground Floor Living Room
17' 3" x 16' 2" (5.26m x 4.93m)

Lower Ground Floor Kitchen
16' 4" x 5' 7" (4.98m x 1.70m)

Lower Ground Floor Reception
19' 4" x 11' 5" (5.89m x 3.48m)

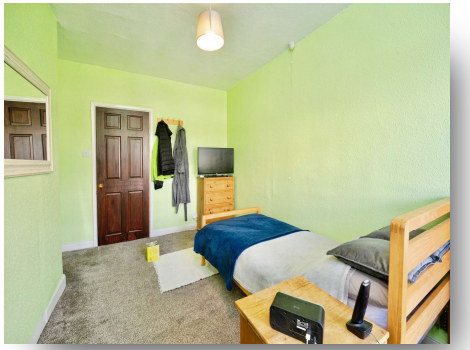
First Floor Bedroom Two
13' 3" x 9' 1" (4.04m x 2.77m)

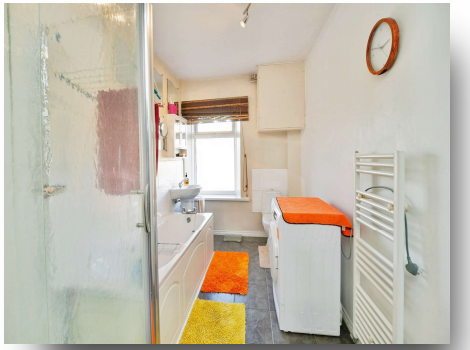
Bathroom

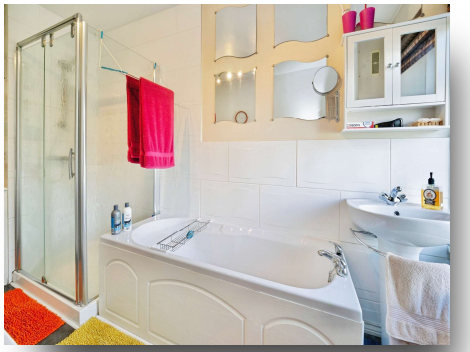
Second Floor Bedroom One
16' 2" x 16' 2" (4.93m x 4.93m)

Enclosed Front Garden

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







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welcome to

Haworth Road, Allerton Bradford

- Two bedroom mid terrace
- Accommodation over four floors
- Ready to move into
- Lower ground floor kitchen / diner
- Enclosed front garden

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

£175,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
SHP111688 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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