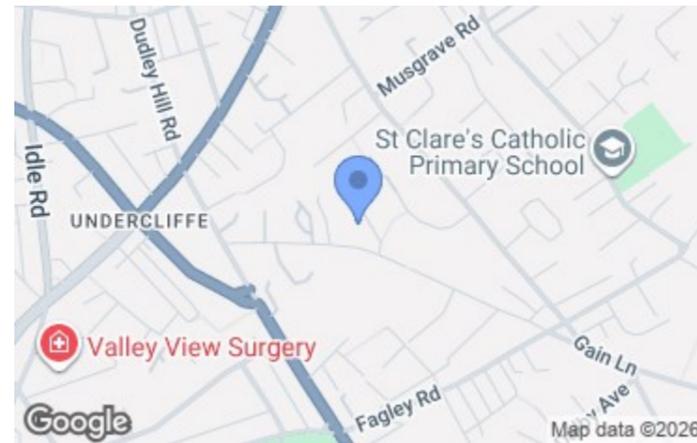




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Directions

See Mapping.



Viewing arrangements

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

Blakehill Terrace, Bradford, BD2 3JS
Offers In The Region Of £140,000

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.



Blakehill Terrace, Bradford, BD2 3JS



**** 3 BEDROOMS ** DECEPTIVELY SPACIOUS ** IDEAL FIRST TIME BUY ** POTENTIAL BUY TO LET INVESTMENT ** NO ONWARD CHAIN ** POPULAR LOCATION **** A deceptively spacious mid-terrace house presents an excellent opportunity for first-time buyers and potential buy-to-let investors alike. The property boasts three spacious double bedrooms, making it ideal for families or those seeking extra space.

Upon entering, the entrance hall leads to two inviting reception rooms. The front lounge is naturally lit via a double glazed window to front, while the second reception room at the rear offers a versatile space, currently being used as another lounge with laminate flooring, double glazing and gas central heating, with the addition of a large storage cupboard. Adjacent to this room is a well-equipped kitchen, fitted with wall and base units, and providing ample plumbing and space for essential appliances such as a gas cooker, fridge freezer, and washing machine. A door from the kitchen leads to the rear garden.

The first floor features a landing that connects to the main double bedroom featuring a double glazed window to front and gas central heating, a family bathroom complete with a three-piece suite and an electric shower, and a smaller bedroom that benefits from a built-in walk-in wardrobe. Ascending to the second floor, you will find a large double bedroom in the attic conversion, which includes a separate storage room that holds the potential for conversion into an en-suite or additional bedroom, subject to planning permission.

Externally, the property offers a low-maintenance small yard at the front, while the rear boasts a south-facing enclosed garden. This outdoor space is designed for ease of upkeep, featuring artificial grass, a pebbled area, and mature garden borders, along with the added benefit of a built-in shed for storage.

This delightful home combines comfort, practicality, and potential, making it a must-see for anyone looking to settle in a vibrant community.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Three Bedroom Through Mid Terrace With Ample Potential, Perfect For First Time Buyers & Buy To Let Investors Alike.

Rating authority
Borough Council Tax Band B

Services

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Tenure
Freehold