





Highfield Road,Frizinghall Bradford BD9 4HZ

william h brown

welcome to

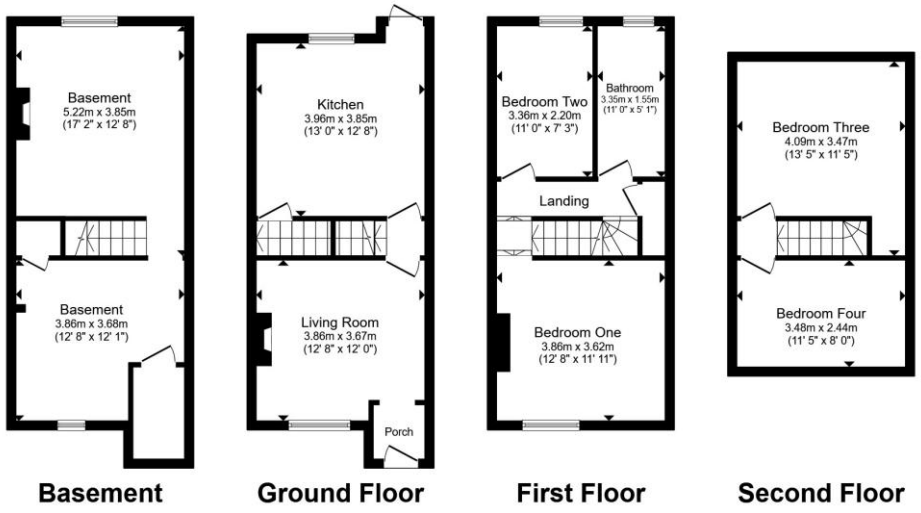
Highfield Road, Frizinghall Bradford

A well-presented four-bedroom mid-terraced property on Highfield Road, BD9, features a modern kitchen and bathroom, basement rooms with scope to utilise further (subject to planning), front and rear yards, and off street parking to the rear. Ideal for families and investors alike.





Situated on Highfield Road in Bradford, BD9, this well-presented four-bedroom mid-terraced property. Presenting an excellent opportunity for investors and families alike. The spacious accommodation is arranged over four floors and briefly comprises a lounge, fitted kitchen, modern bathroom, and four good-sized bedrooms, with two bedrooms occupying the second floor. The property also benefits from useful basement rooms providing additional storage space or potential for further use, subject to any necessary consents. Externally, there are enclosed yard areas to both the front and rear, while off street parking is available to the rear. Conveniently located close to local amenities, schools and transport links, this attractive home offers versatile living space and is ready to move into.



Total floor area 131.9 m² (1,420 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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Porch

Lounge
12' 8" x 12' into recess (3.86m x 3.66m into recess)

Kitchen
13' into recess x 12' 8" (3.96m into recess x 3.86m)

Basement Rooms

First Floor Landing

Bedroom One
12' 8" x 11' 11" (3.86m x 3.63m)

Bedroom Two
11' x 7' 3" (3.35m x 2.21m)

Second Floor Landing

Bedroom Three
13' 5" x 11' 5" (4.09m x 3.48m)

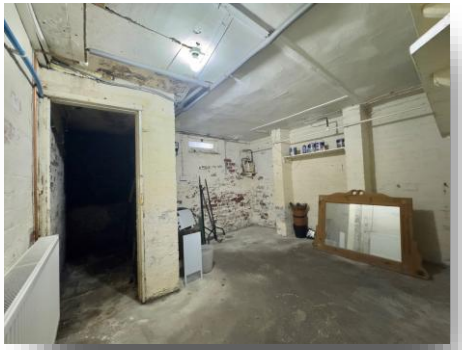
Bedroom Four
11' 5" x 8' (3.48m x 2.44m)

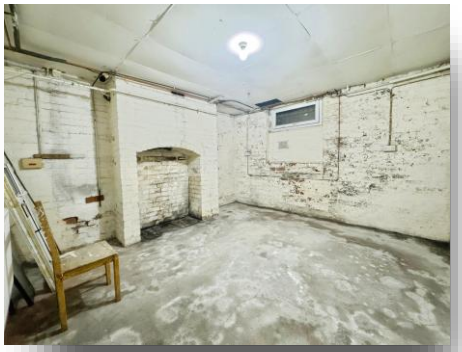
Bathroom

Outside

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.







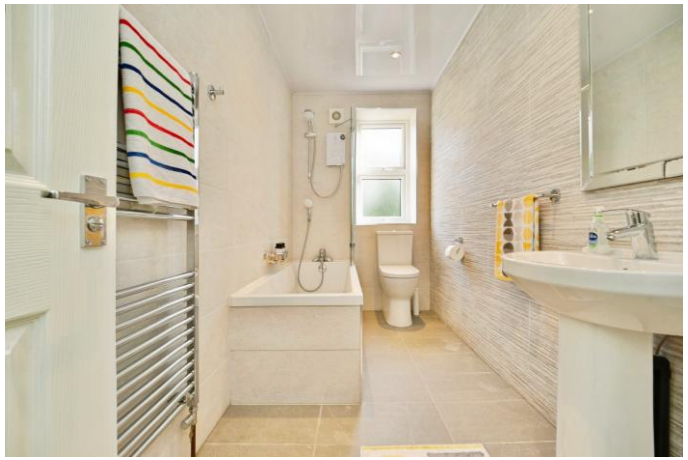
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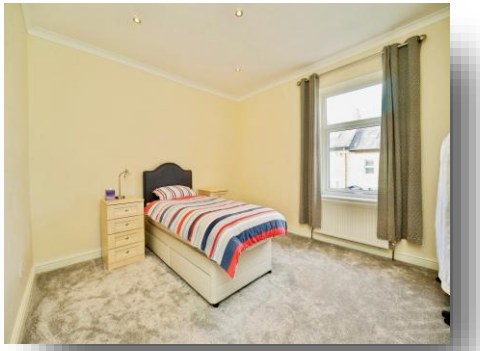
Highfield Road, Frizinghall Bradford

- Four Bedroom mid terrace
- Great versatile accommodation
- Off street parking to the rear
- Well Presented Throughout
- Accommodation over three floors

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



£195,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
SHP111465 - 0008

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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