



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

## Clifton Villas, Bradford, BD8

£115,000 Freehold

Three Bedroom Mid Terrace

EPC Rating: E

**Martin & Co Saltaire**  
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Clifton Villas  
Bradford  
BD8

### Key features:

- Three Bedroom Mid Terrace
- NO CHAIN
- In Need of Considerable Modernisation
- Gas Central Heating
- Large Garden To Front
- SOLD AS SEEN
- Popular Residential Location
- Close To Local Amenities



## Why you'll like it

**\*NO CHAIN\* \*\*SOLD AS SEEN\*\*** This three-bedroom terraced house is for sale in Bradford and requires major renovation, offering scope for buyers looking to undertake a project. The property includes one separate reception room with large windows and a view over the garden, providing a focal living space. There is one kitchen, benefiting from natural light, built-in pantries and direct access to the garden, along with an additional pantry and WC. The accommodation further comprises one bathroom, fitted with a heated towel rail.

The layout features two double bedrooms and one single bedroom. One of the double bedrooms includes eaves storage, adding useful additional space. Externally, there is a large garden to the front and a yard to the rear, as well as a single garage.

The house is situated in Bradford within reach of local amenities, including shops, cafés and services along nearby main roads and high streets such as those in the city centre and surrounding districts. The area is served by public transport links, with Bradford's rail stations providing connections towards Leeds and other West Yorkshire destinations, with journey times to Leeds typically around 20 minutes by train. Local bus routes offer further access across the city and to nearby neighbourhoods.

The location may appeal to first-time buyers and investors seeking a property with potential in a setting that offers access to amenities and public transport options.

PORCH

HALL

LOUNGE 11' 9" x 15' 5" (3.6m x 4.7m)

KITCHEN 11' 9" x 9' 2" (3.6m x 2.8m)

PANTRY/WC

BEDROOM ONE 9' 2" x 13' 5" (2.8m x 4.1m)

BEDROOM TWO 9' 2" x 9' 2" (2.8m x 2.8m)

BATHROOM 5' 10" x 5' 10" (1.8m x 1.8m)

BEDROOM THREE 14' 1" x 9' 6" (4.3m x 2.9m)

**PLEASE NOTE** The solicitor dealing with the sale of this property awaits letters of administration

Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase

**THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS**

