

GETTING WEST YORKSHIRE MOVING



7 Intake Road, Undercliffe, Bradford, BD2 3JP

****GUIDE PRICE £135,000 - £140,000****

NO CHAIN – Larger than it looks! Deceptive END TERRACE totalling over 1,400 square feet. Currently providing TWO BEDROOM, TWO RECEPTION ROOM accommodation which lends itself to development (subject to necessary consents) and modernising to increase the number of bedrooms and add value. The TWO CELLAR ROOMS and REAR GARAGE / PARKING (shared access) further add to the appeal here. Contact Robert Watts to arrange YOUR VIEWING today.

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1 01274 614804 E highfield@robertwatts.co.uk v robertwatts.co.uk Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

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COUNCIL TAX Bradford Band B

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 14'4" x 13'8" (4.37m x 4.17m)

DINING ROOM 17'4" x 16'7" (5.28m x 5.05m)

KITCHEN 12'6" ave x 8'9" (3.8m ave x 2.67m) Selection of units, sink unit - access to cellar

CELLAR Useful store cellars

LANDING Access to loft space

LOFT SPACE Access via pull down ladder - good size loft space with clear potential

BEDROOM 1 14'6" x 14'4" (4.42m x 4.37m) Built in wardrobes

BEDROOM 2 14' x10'7" (4.27m x3.23m)

BATHROOM Two piece suite, over bath shower, separate WC

OUTSIDE Small yard to front, pleasant rear garden, shared access alley leads to lean to garage / store

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.











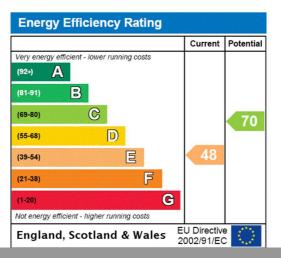








Total Area: 138.8 m² ... 1494 ft² (excluding cellar)



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