



## 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.

**Guide Price £135,000 - £140,000**

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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' x 10'7" (4.27m x 3.23m)**

**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 m<sup>2</sup> ... 1494 ft<sup>2</sup> (excluding cellar)  
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>70</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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