




39 High House Road, Bradford, BD2 4EY

NO CHAIN – Corner plot SEMI-DETACHED - EXPIRED PLANNING PERMISSON 18/04431/FUL for a DETACHED DWELLING. Currently providing TWO / THREE bedroom accommodation. Forming part of this keenly sought after area, within walking distance of schools and handy for many local amenities. Contact Robert Watts to arrange YOUR VIEWING today.

Offers Over £220,000

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ENTRANCE HALL

LOUNGE 18'8" x 11'5" (5.7m x 3.48m)

KITCHEN 11'3" x 8' (3.43m x 2.44m)

Selection of modern wall and base units, worktops with sink unit, built in oven, hob and extractor and plumbed for automatic washer

BEDROOM ONE 12'2" x 9'4" (3.7m x 2.84m)

BEDROOM TWO 12'3" x 9'10" (3.73m x 3m)

BOX ROOM/BEDROOM THREE 6'6" (1.98) x 6'1" (1.85) both max ex s/head

NB will not fit a standard size single bed

BATHROOM Three piece coloured suite with fitted over bath shower and screen and fully tiled walls

OUTSIDE Garage

COUNCIL TAX Bradford

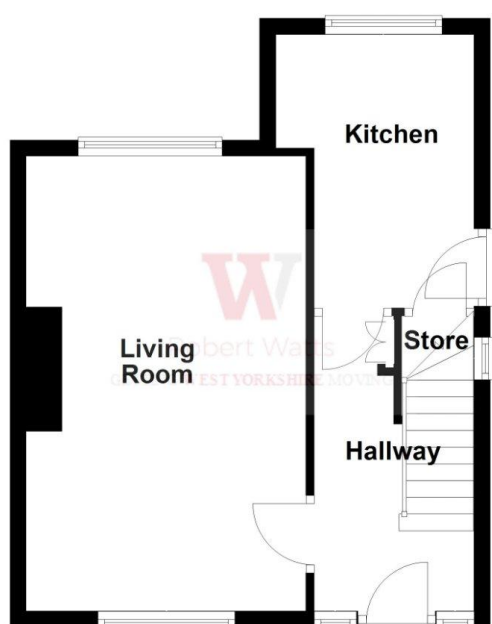
Band B

TENURE Freehold

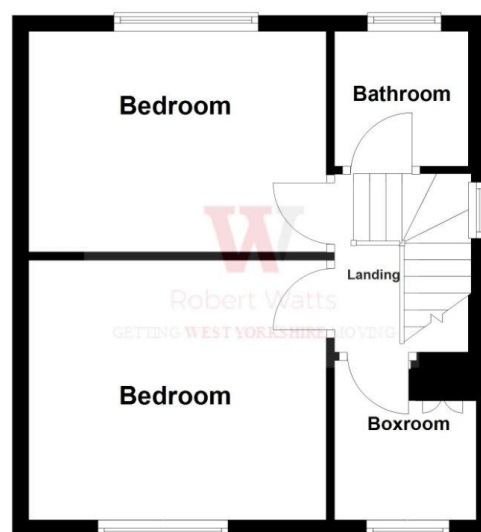
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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