



1 Higher Intake Road, Bradford, BD2 4SQ

ATTENTION LANDLORDS - TO BE SOLD WITH TENANT IN-SITU - Stable tenancy for three years, currently achieving £500 PCM - STONE BUILT TERRACE - Currently providing TWO DOUBLE BEDROOM accommodation – one being large attic. Forming part of this ever popular locality, within walking distance of local amenities. Offers access to both LEEDS and BRADFORD and well placed for local schools. Contact Robert Watts to arrange YOUR viewing today.

£70,000

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FLYING FREEHOLD Please be aware that a proportion of this property (upper floors) extends over a neighbouring property, this may affect your ability to obtain a mortgage with some lenders.

TENANCY Please note our vendor advises the current tenant has been in situ for three years and have signed a new two year tenancy agreement commencing March 2023.

COUNCIL TAX Bradford

Band A

DIRECT ACCESS TO

LIVING ROOM / KITCHEN 18' (5.49) MAX x 16'6" (5.03) MAX

KITCHEN AREA Selection of wall and base units, worktops ,sink unit - access to cellar

LANDING Good size landing

BEDROOM 1 18' x 9'1" (5.49m x 2.77m)

BATHROOM 7' x 7'1" (2.13m x 2.16m)

Three piece white suite

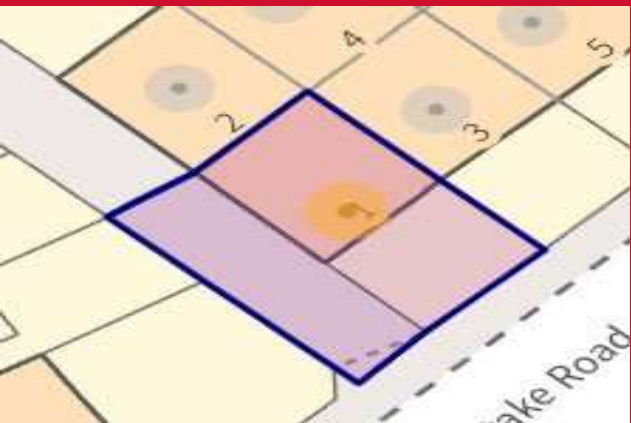
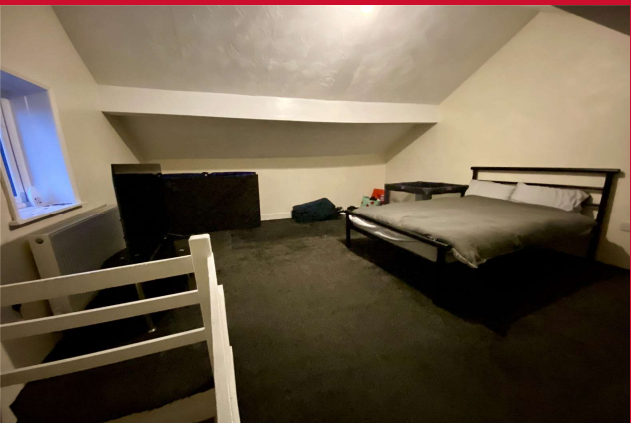
ATTIC 18'1" x 14'5" (5.5m x 4.4m)

Gable window

BUILDING REGS N.B We advise all interested parties to clarify the position regarding building regulations and any relevant planning permissions with their legal representative prior to proceeding.

OUTSIDE Garden area

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.





Please note this is a guide only and should not be relied upon for accurate measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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