



46 Westfield Road, Bradford, BD9 5EG

NO CHAIN – Inner terrace currently providing FOUR BEDROOM family sized accommodation. Within walking distance of many local amenities and offering easy access for Bradford Royal Infirmary and multiple schools.

The two dormer rooms and good size cellar further add to the appeal here. Contact Robert Watts to arrange YOUR VIEWING today. Check out our KEY FACTS FOR BUYERS report for much more information about this property and the surrounding area.

Offers Over £145,000

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COUNCIL TAX Bradford

Band A

TENURE Freehold

ENTRANCE VESTIBULE

LOUNGE 13'5" x 12'4" max (4.1m x 3.76m max)

KITCHEN 14'4" x 12'2" (4.37m x 3.7m)

Selection of wall and base units, access to cellar

CELLAR Full height cellar, plumbed for washer, door to rear yard

BEDROOM ONE 12'3" x 11'1" (3.73m x 3.38m)

Store closet

BEDROOM TWO 11'7" x 8' (3.53m x 2.44m)

BATHROOM/WC 3 piece white suite, part tiled walls

FRONT DORMER 12' x 10'1" (3.66m x 3.07m)

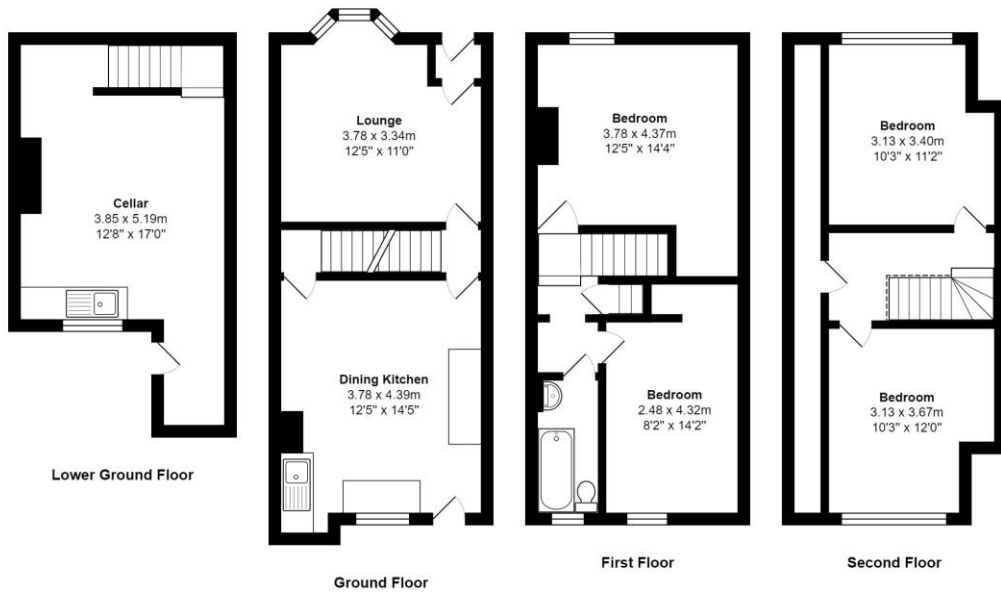
REAR DORMER 10'2" x 11' (3.1m x 3.35m)

BUILDING REGULATIONS DISCLAIMER We advise all parties to clarify if any necessary planning permission or building regulations approval was required, sought and obtained for any alterations.

OUTSIDE Yard garden to front and rear

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: 93.8 m² ... 1010 ft² (excluding cellar)
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(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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