



1 St. Hildas Terrace, Bradford, BD3 7AB

A TRULY SUPERB EXAMPLE OF ITS TYPE. Immaculate END THROUGH TERRACE currently providing THREE DOUBLE BEDROOM (one being attic) accommodation, further enhanced by a MULTI-PURPOSE CELLAR AREA incorporating UTILITY ROOM and WC. A detailed viewing is essential to fully appreciate the time, thought, effort and money our vendors have devoted here. Forming part of this most convenient of localities - handy for many local amenities including Morrisons, Woodhall Retail Park (B&Q etc) and Gallagher Leisure Park. Offers access to both Leeds (Pudsey) and Bradford. A detailed inspection is essential to fully appreciate the high calibre accommodation on offer. Contact Robert Watts to arrange YOUR viewing today.

Offers Over £130,000

T 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk
Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

f RWEstateAgents **t** @robertwatts_

arla | propertymark naea | propertymark

1 St. Hildas Terrace, Bradford, BD3 7AB

COUNCIL TAX Bradford

Band A

TENURE Freehold

PROPERTY FEATURES Wired ethernet to all rooms

CCTV included

Resin front yard

Multi-purpose cellar with air flow system

ENTRANCE HALL

LIVING ROOM 13'6" x 13'6" (4.11m x 4.11m)

Inset modern open fire with surround. Laminate flooring

KITCHEN 14'4" x 6'9" (4.37m x 2.06m)

Well equipped kitchen, ample wall and base units, worktops, breakfast bar, tiled floor, integrated appliances include: dishwasher, two fridges, freezer, free standing cooker included.

CELLAR ROOM 13'4" x 13'1" (4.06m x 4m)

Fully decorated with power, light, radiator - air flow system, useful store closet

CELLAR UTILITY ROOM 10'6" x 6'8" (3.2m x 2.03m)

Plumbed for washing machine, ducting for clothes dryer - WC off

LANDING

BEDROOM 1 11'4" x 11' (3.45m x 3.35m)

Walk in wardrobe

BEDROOM 2 10'1" x 9'2" (3.07m x 2.8m)

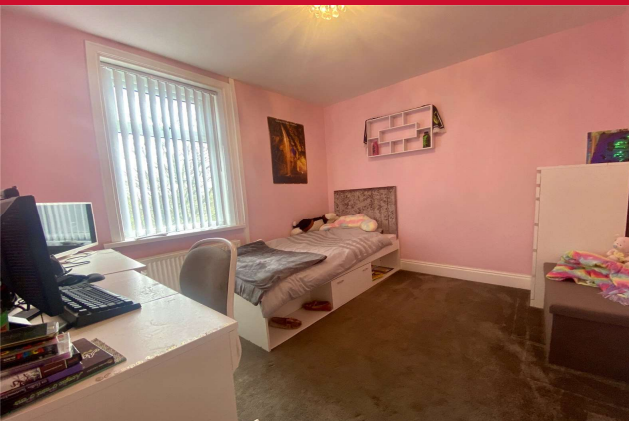
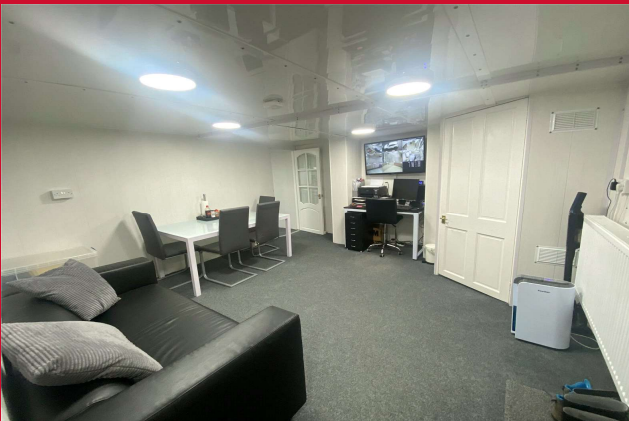
ATTIC 16'4" x 12'3" (4.98m x 3.73m)

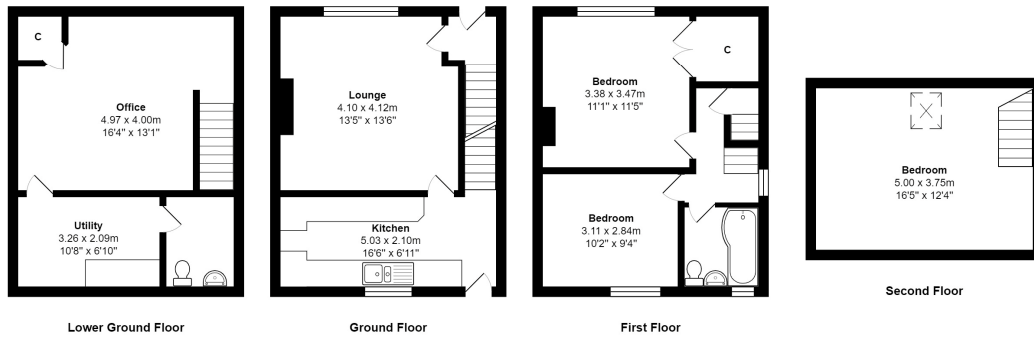
Velux window

BATHROOM Three piece modern white suite, tiled floor and walls

OUTSIDE Low maintenance enclosed garden to rear, resin yard garden to front

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: 112.0 m² ... 1205 ft²
 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		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

T 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk
 Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

f RWEstateAgents **t** @robertwatts_

arla | propertymark nea | propertymark