



6 Westminster Place, Bradford, BD3 0HH

INNER THROUGH TERRACE – currently providing TWO DOUBLE BEDROOM (one being attic) ACCOMMODATION. Of likely appeal to a variety of buyers including buy to let investors (rent potential circa £450 - £650 pcm after improvements and alterations). Forming part of this most convenient of localities, handy for Peel Park and local schools including Carlton Bolling and Feversham College. Offering easy access to the City Centre and the Ring Road. Contact our Highfield Road office to arrange YOUR viewing today.

£80,000

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COUNCIL TAX Bradford

Band A

TENURE Freehold

ENTRANCE VESTIBULE

LIVING ROOM 13'10" x 14'5" (4.22m x 4.4m)

KITCHEN 10'9" x 8'5" (3.28m x 2.57m)

Selection of wall and base units, worktops, sink unit, plumbed for washing machine - access to cellar

CELLAR With light

LANDING

BEDROOM 1 12'8" (3.86) plus recess x 12'2" (3.7)

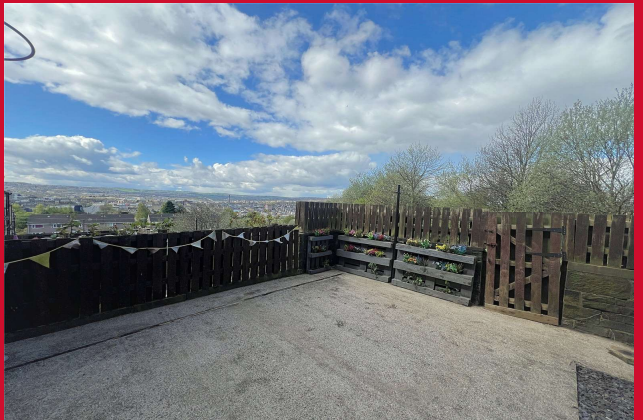
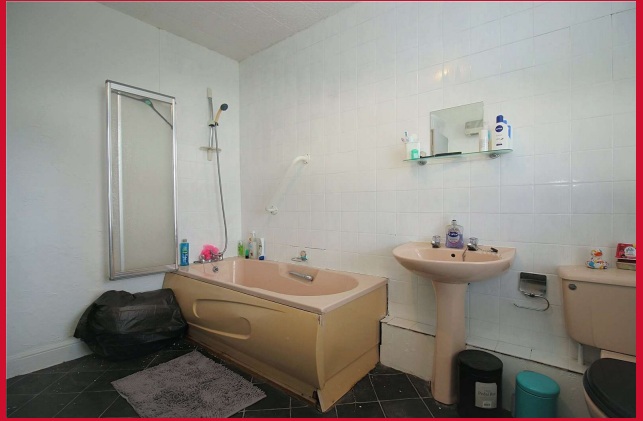
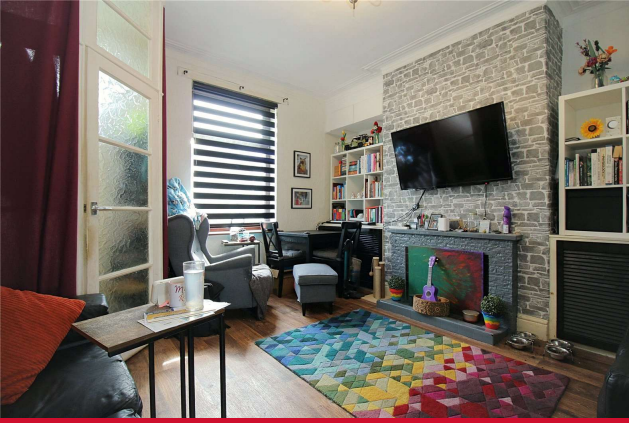
BATHROOM 10'9" x 8'3" (3.28m x 2.51m)

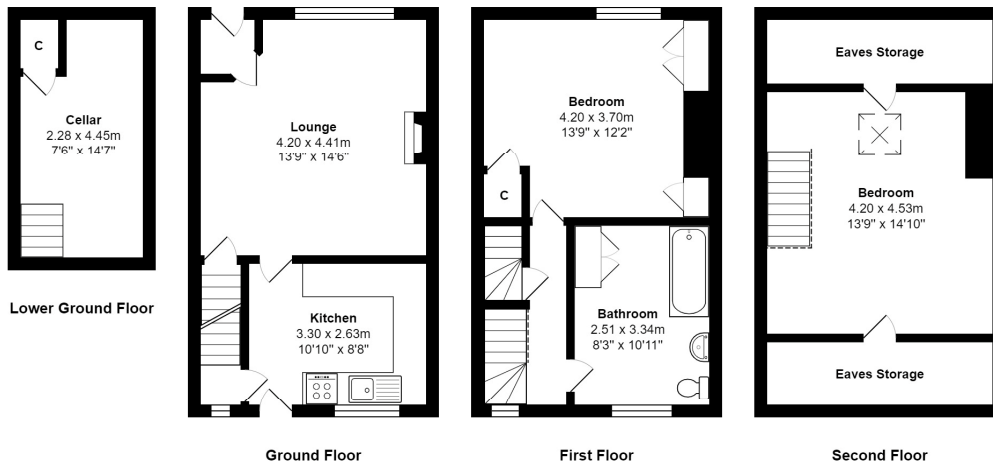
Good size bathroom - three piece coloured suite

ATTIC 14'10" x 14' (4.52m x 4.27m)

OUTSIDE Yard garden to rear, fore yard

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: 79.5 m² ... 855 ft² (excluding cellar, c, eaves storage)

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		89
(69-80)	C		
(55-68)	D	63	
(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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