



31 Midland Terrace, Bradford, West Yorkshire, BD2 1AP

NO CHAIN – inner through terrace, currently providing TWO BEDROOM accommodation. LARGE GARAGE TO REAR -WALKING DISTANCE TO ALDI & COSTA -ACCESS TO SHIPLEY and CITY CENTRE -TRAIN STATION NEARBY. Of likely appeal to a variety of buyers, especially those seeking ease of access to other routes – a detailed inspection is essential to fully appreciate. Contact Robert Watts to arrange YOUR viewing today.

£135,000

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](#)

31 Midland Terrace, Bradford, West Yorkshire, BD2 1AP

DIRECT ACCESS TO LOUNGE

LOUNGE 16'3" x 11'8" (4.95m x 3.56m)

KITCHEN 10'1" x 8'9" (3.07m x 2.67m)

Fitted kitchen including a range of wall and base units, worktops with stainless steel sink unit, integrated fridge freezer, built in oven and hob with splash back tiled walls and tiled floor

EXTERNAL GARDEN ROOM Boarded and decorated with power and light, could be utilised as home office.

INNER HALL Access to cellar

BEDROOM ONE 12'1" (3.68) x 8' (2.44) both approx

BEDROOM TWO 12' x 8' (3.66m x 2.44m)

Laminate flooring

BATHROOM/WC 10'2" x 9'3" (3.1m x 2.82m)

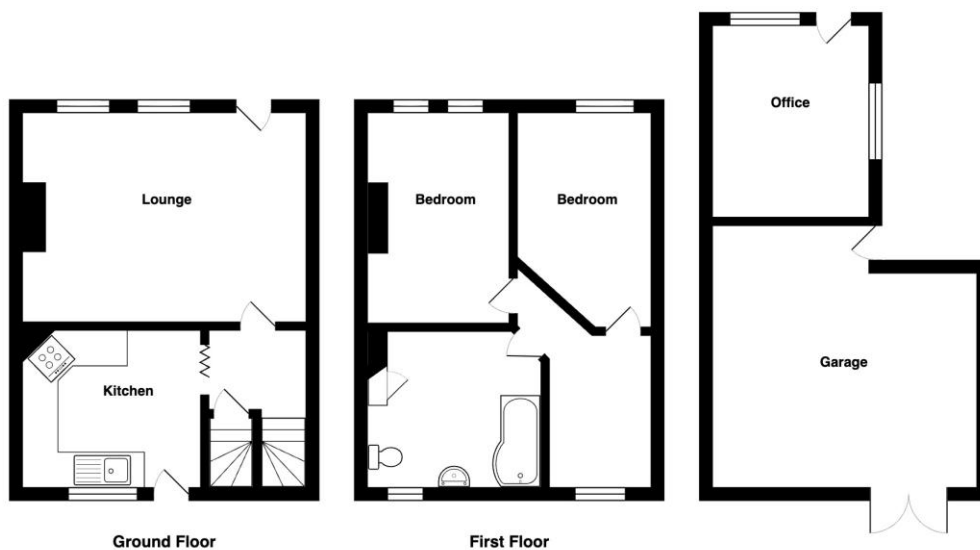
Useful store closet

COUNCIL TAX BAND A

BUYER INFORMATION If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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: 92.2 m² ... 992 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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

RWEstateAgents
 @robertwatts_

arla | propertymark naea | propertymark