



466 Harewood Street, Bradford, West Yorkshire, BD3 8BA

NO CHAIN Inner through terrace currently providing THREE BEDROOM (one being dormer) accommodation. The TWO RECEPTION ROOMS and useful cellar further add to the appeal here. Forming part of this most convenient of localities, handy for local amenities and access to City Centre. Contact Robert Watts to arrange YOUR VIEWING today.

£140,000

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COUNCIL TAX Bradford

Band A

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 14'8" max x 11'4" (4.47m max x 3.45m)

Glazed patio doors lead to dining room

DINING ROOM 14' x 11'9" (4.27m x 3.58m)

Open to kitchen, access to cellar

KITCHEN 14'5" x 8'5" (4.4m x 2.57m)

Selection of modern wall and base units, work tops, sink unit - built in double oven, separate 5 ring hob

LANDING Additional WC

BEDROOM 1 12'2" x 9'4" (3.7m x 2.84m)

BEDROOM 2 14'1" x 9'4" (4.3m x 2.84m)

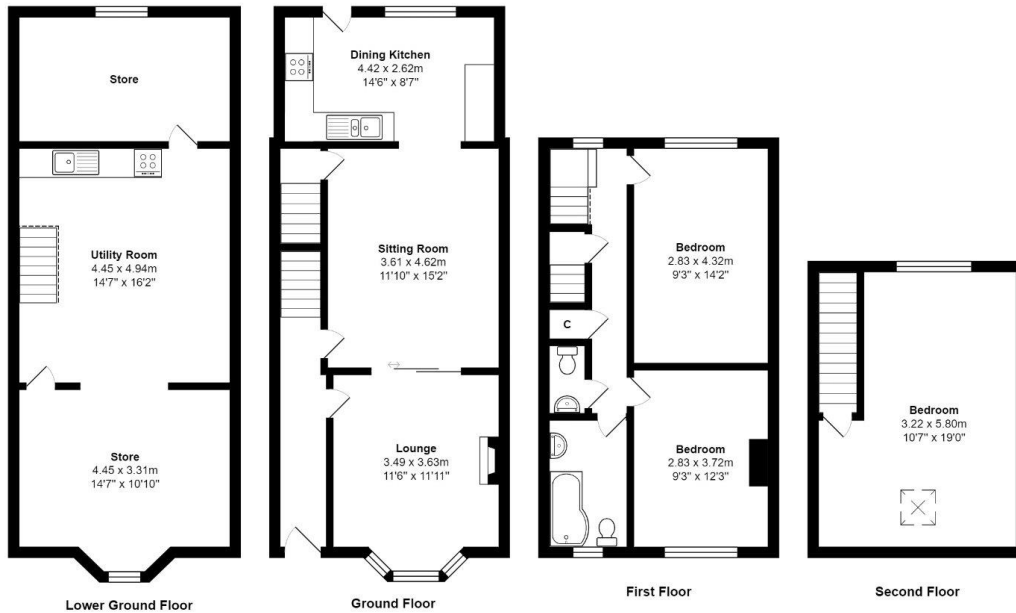
BATHROOM Three piece modern white suite

DORMER / ATTIC 19' x 10'9" (5.8m x 3.28m)

OUTSIDE Yard gardens 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: 165.4 m² ... 1780 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		82
(69-80) C		
(55-68) D	62	
(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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