



2 Undercliffe Old Road, Bradford, BD2 4QS

Substantial END TERRACE with garden – RENOVATED to a high standard in recent years. This well presented example extends to circa 2,500 square feet and provides up to SIX BEDROOMS, THREE RECEPTION ROOMS and THREE BATH / SHOWER ROOMS. A splendid home for larger/growing families, however we feel there is real possibility to convert into a high yield HMO with flat below subject to conversion works and all necessary permissions and license requirements. A detailed inspection is essential to fully appreciate the accommodation on offer. Contact Robert Watts to arrange YOUR VIEWING today.

£275,000

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2 Undercliffe Old Road, Bradford, West Yorkshire, BD2 4QS

COUNCIL TAX Bradford

Band B

TENURE Freehold

LOWER GROUND FLOOR

ROOM ONE 14'1" x 13'3" (4.3m x 4.04m)

Tiled floor

ROOM TWO 14'1" x 13'9" (4.3m x 4.2m)

Tiled floor - door to rear

SHOWER ROOM Shower cubicle, wash basin and WC - useful store

WALK IN STORE ROOM Good size multipurpose room

GROUND FLOOR

ENTRANCE HALL 18'5" x 6'5" (5.61m x 1.96m)

Laminate flooring

LIVING ROOM 14'4" (4.37) plus bay x 13'5" (4.1)

Laminate floor

SHOWER/UTILITY ROOM Shower cubicle, w.c, plumber for automatic washer

KITCHEN 14'5" x 14'1" (4.4m x 4.3m)

Selection of modern wall and base units, sink unit, built in double oven, separate 5 ring gas hob and extractor

FIRST FLOOR

BEDROOM ONE 14'4" x 13'6" (4.37m x 4.11m)

Laminate floor

BEDROOM TWO 14'4" x 14' (4.37m x 4.27m)

Laminate floor

BEDROOM THREE 7'5" x 6'5" (2.26m x 1.96m)

BATHROOM Three piece modern suite, tiled floor and walls

TOP FLOOR

BEDROOM FOUR 14'5" x 11'4" (4.4m x 3.45m)

Velux and gable window, laminate floor

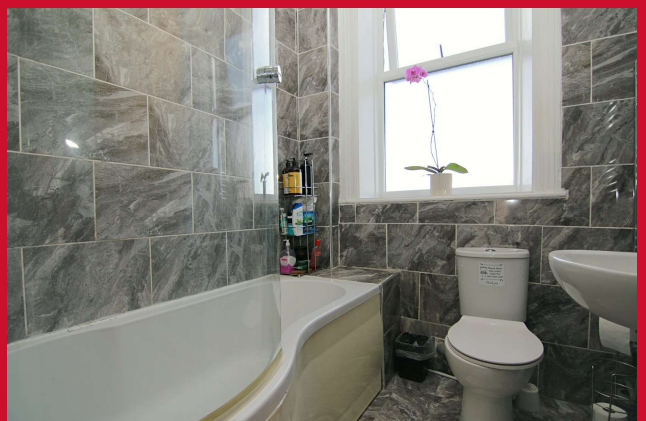
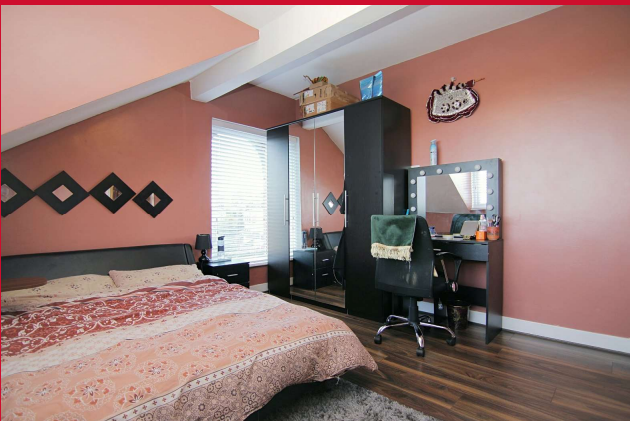
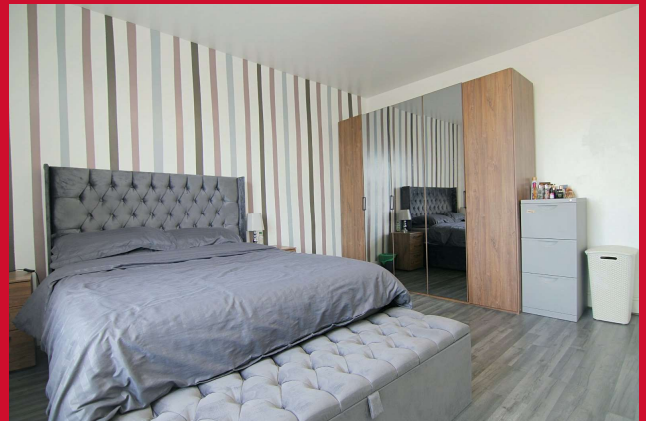
BEDROOM FIVE 14'4" x 10'7" (4.37m x 3.23m)

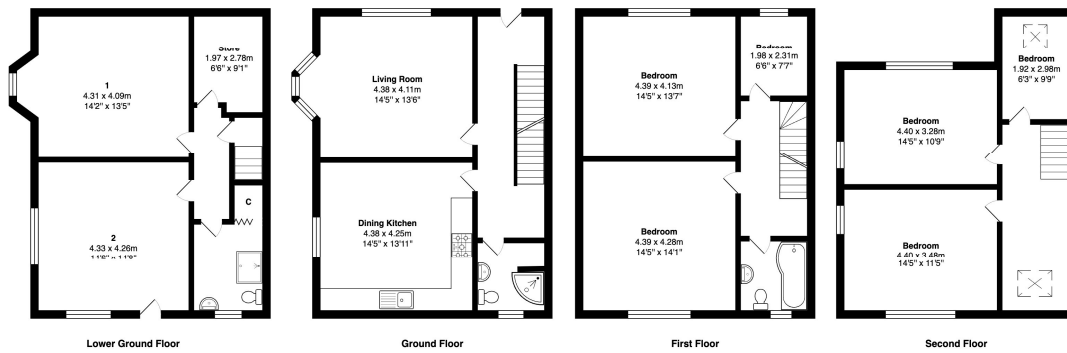
Velux and gable window, laminate floor

BEDROOM SIX 9'6" max x 6'2" max (2.9m max x 1.88m max)

Sloping ceiling and laminate floor

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: 214.1 m² ... 2305 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		
(69-80) C		80
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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