



## 162 Undercliffe Road, Bradford, BD2 3DD

NO CHAIN - Short walk to Wellington Primary! STONE BUILT TERRACE currently providing TWO BEDROOM accommodation. Handy for local amenities, further facilities in and around Undercliffe, Bolton Junction and Five Lane Ends. Around 2.5 miles (approx 10mins) to Apperley Bridge Train Station. Contact Robert Watts to arrange YOUR viewing today.

**£120,000**

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# 162 Undercliffe Road, Bradford, BD2 3DD

## **COUNCIL TAX Bradford**

Band A

**TENURE** Freehold

## **DIRECT ACCESS TO**

**LIVING ROOM 12' x 10'7" (3.66m x 3.23m)**

**KITCHEN 12' x 11'9" (3.66m x 3.58m)**

Selection of wall and base units, work tops, sink unit, built in oven, hob and extractor, plumbed for washing machine - useful under stairs store

## **LANDING**

**BEDROOM 1 11'9" x 10'7" (3.58m x 3.23m)**

**BEDROOM 2 9'1" (2.77) x 6'2" (1.88) plus recess**

**BATHROOM** Three piece suite, over bath shower - part tiled walls

**OUTSIDE** Fore yard, enclosed yard garden to 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.







Ground Floor

First Floor

Total Area: 57.6 m<sup>2</sup> ... 620 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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