



## 148 Intake Road, Bradford, BD2 3NH

NO CHAIN – Inner terrace currently providing THREE BEDROOM accommodation. Forming part of this ever popular locality, handy for local amenities and offering access to both Bradford and Leeds. Of likely appeal to a variety of buyers including BTL – rent potential circa £750 PCM. Contact Robert Watts to arrange YOUR viewing today.

**£150,000**

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# 148 Intake Road, Bradford, West Yorkshire, BD2 3NH

## **COUNCIL TAX Bradford**

Band A

**TENURE** Freehold

## **ENTRANCE VESTIBULE**

**LIVING ROOM 16'3" (4.95) max x 13'8" (4.17) max**

**KITCHEN 13'8" x 7'7" (4.17m x 2.3m)**

Selection of wall and base units, work tops, sink unit, plumbed for washing machine - built in oven, hob and extractor - access to cellar

**CELLAR** With light - NB restricted headroom

## **LANDING**

**BEDROOM 1 13'8" x 10'9" (4.17m x 3.28m)**

**BEDROOM 2 7'9" x 7'8" (2.36m x 2.34m)**

**ATTIC 17' x 13'9" (5.18m x 4.2m)**

Velux window

**BATHROOM** Three piece white suite, over bath shower and screen - tiled walls, tiled 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.





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