



241 New Line, Bradford, West Yorkshire, BD10 0BN

Stone built END TERRACE – many recent improvements – TWO DOUBLE BEDROOMS – Close to Calverley border, walking distance to Greengates amenities and handy for Apperley Bridge. Of likely appeal to a variety of buyers, the accommodation is arranged over three levels, further enhanced by a useful cellar. Contact Robert Watts to arrange YOUR VIEWING today.

£150,000

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ENTRANCE HALL

LIVING ROOM 12'1" (3.68) x 11'9" (3.58) both approx

KITCHEN 10'1" x 10'1" (3.07m x 3.07m)

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

CELLAR Recent works to add damp membrane make this is useful space

LANDING

BEDROOM 1 12'5" (3.78) x 10'4" (3.15) both approx

BATHROOM Good size bathroom comprising three piece white suite

SECOND FLOOR

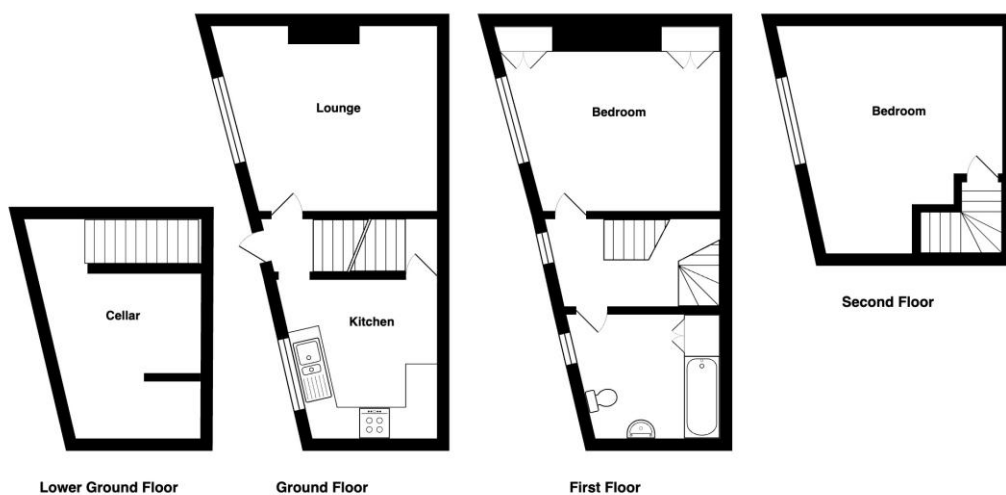
ATTIC 14'5" (4.4) x 13'4" (4.06) both approx

OUTSIDE Pleasant walled garden area

BUILDING REGULATIONS DISCLAIMER - N.B We advise all interested parties to clarify the position regarding building regulations and any relevant planning permissions with their legal representative prior to proceeding.

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: 83.7 m² ... 901 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	58 D	
39-54	E		
21-38	F		
1-20	G		

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