



6 Barmby Place, Undercliffe, Bradford, BD2 4RB

NO CHAIN – Popular style of semi-detached currently providing TWO DOUBLE BEDROOM accommodation. Benefiting from a recent refresh so YOU don't have to.. With clear potential to extend (subject to PP) we feel this fine example will appeal to a variety of buyers... The ample drive, good size garage and pleasant gardens further add to the appeal here. Contact Robert Watts to arrange YOUR viewing today.

Offers Over £190,000

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ENTRANCE HALL

LIVING ROOM 14'4" x 11'8" (4.37m x 3.56m)

KITCHEN 14'9" x 6'2" (4.5m x 1.88m)

Selection of wall and base units, work tops, sink unit, plumbed for washing machine - useful understairs store

LANDING Access to loft space

BEDROOM 1 12'8" (3.86) x plus robes x 10'8" (3.25)

Built in wardrobes

BEDROOM 2 10'2" x 9' (3.1m x 2.74m)

BATHROOM Three piece white suite, over bath shower and screen

OUTSIDE Drive to garage, pleasant gardens front and rear

BUYER INFORMATION If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

COUNCIL TAX Bradford

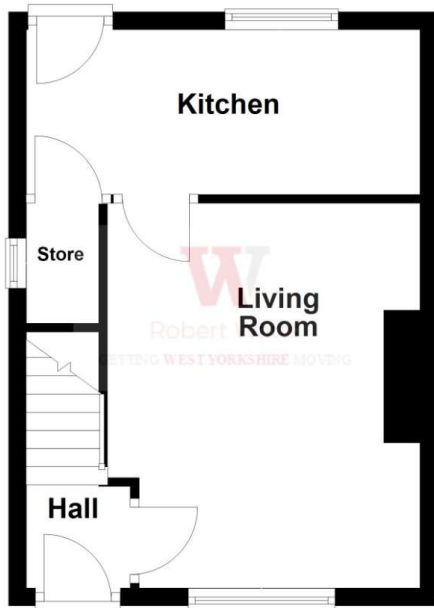
Band B

TENURE Freehold

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		