



7 Pelham Road, Undercliffe, Bradford, BD2 3DB

NO CHAIN - SWIFT MOVE SALE - QUICKER COMPLETION: Ask for more information.

Short walk to Wellington Primary! STONE BUILT INNER TERRACE currently providing FOUR BEDROOM, TWO RECEPTION ROOM accommodation. Of likely appeal to a variety of buyers, 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. This FAMILY SIZED property is further enhanced by OFF ROAD PARKING and will only be fully appreciated upon a detailed inspection. Contact Robert Watts to arrange YOUR viewing today.

Offers in excess of £150,000



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COUNCIL TAX Bradford

Band A

TENURE Freehold

SWIFT MOVE LEGAL PACK The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

ENTRANCE HALLWAY

LOUNGE 14'7" (max) x 11'9" (4.45m (max) x 3.58m)

DINING ROOM 12'8" x 10'1" (3.86m x 3.07m)

KITCHEN 13' x 4'9" (3.96m x 1.45m)

Selection of wall and base units, built-in oven, hob an extractor. Plumbed for auto-washer. Tiled floor

BEDROOM ONE 12'7" x 9'9" (3.84m x 2.97m)

BEDROOM TWO 12'9" x 9'8" (max) (3.89m x 2.95m (max))

BEDROOM THREE 7'2" x 5'4" (2.18m x 1.63m)

BATHROOM Three piece suite with over bath shower and screen. Tiled floor

ATTIC 15'8" x 13'8" (max) (4.78m x 4.17m (max))

Eaves store, velux window

OUTSIDE Garden to front. Yard garden / parking to rear

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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.





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