



## 15 Pelham Road, Undercliffe, Bradford, BD2 3DB

Short walk to Wellington Primary! STONE BUILT INNER TERRACE currently providing FOUR BEDROOM, TWO RECEPTION ROOM well presented 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. Contact Robert Watts to arrange YOUR viewing today.

**Offers in excess of £160,000**

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# 15 Pelham Road, Undercliffe, Bradford, BD2 3DB

## **COUNCIL TAX Bradford**

Band A

**TENURE** Freehold

## **ENTRANCE HALL**

**LIVING ROOM 11'2" (3.4) plus bay x 10'4" (3.15)**

**DINING ROOM 14'1" x 10'6" (4.3m x 3.2m)**

**KITCHEN 13'8" x 5'4" (4.17m x 1.63m)**

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

## **LANDING**

**BEDROOM 1 11'3" x 10'6" (3.43m x 3.2m)**

**BEDROOM 2 14'1" x 10'7" (4.3m x 3.23m)**

**BEDROOM 3 6'9" x 5'3" (2.06m x 1.6m)**

**SHOWER ROOM** Modern suite comprising shower cubicle, WC and wash basin - tiled floor

**ATTIC 16' x 10'2" (4.88m x 3.1m)**

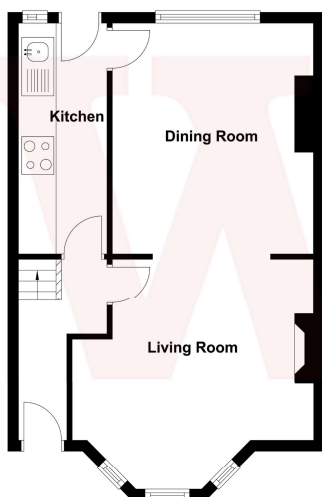
Velux window

**OUTSIDE** Pleasant rear garden, garden to front

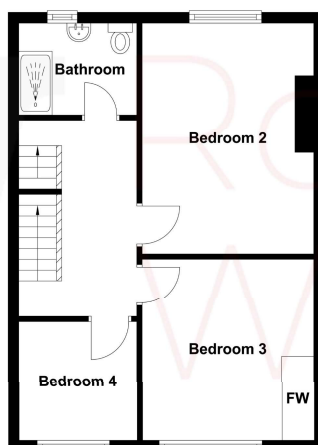
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		