



119 Westfield Road, Bradford, West Yorkshire, BD9 5EF

NO CHAIN – Inner terrace currently providing **THREE BEDROOM** family sized accommodation. Of likely appeal to both buy to let landlords (rent potential circa £850 PCM) and owner occupiers. Within walking distance of many local amenities and offering easy access for Bradford Royal Infirmary and multiple schools. The 22ft **DORMER / ATTIC** room and useful store cellar further adds to the appeal here. Contact Robert Watts to arrange **YOUR VIEWING** today.

£115,000

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COUNCIL TAX Bradford

Band A

TENURE Freehold

DIRECT ACCESS TO

LIVING ROOM 14'5" x 13' (4.4m x 3.96m)

KITCHEN 10'2" x 8'9" (3.1m x 2.67m)

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

CELLAR Useful store cellar

LANDING

BEDROOM 1 13' (3.96) max x 11'1" (3.38) max

BEDROOM 2 7'4" (2.24) x 7'4" (2.24) both max

Housing boiler, useful store cupboard

SECOND FLOOR

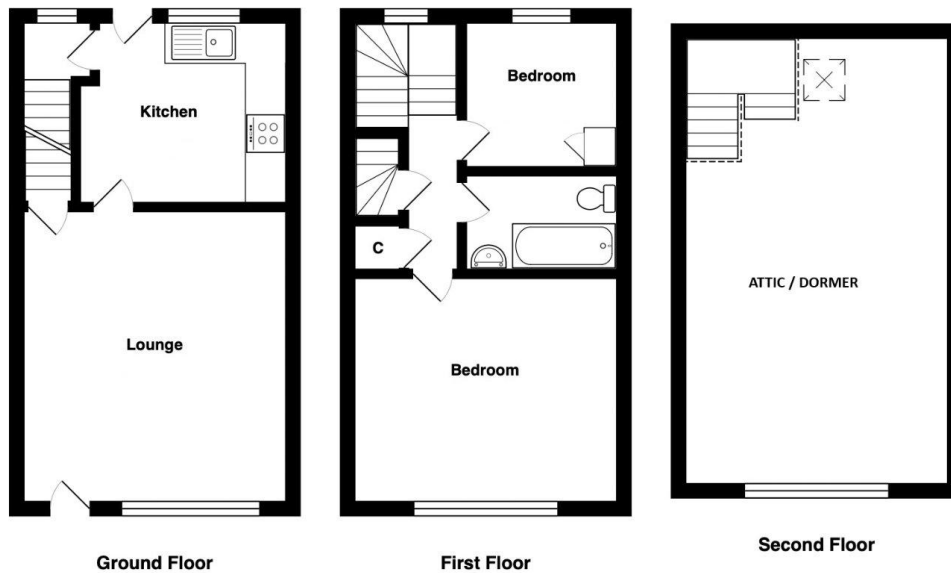
DORMER / ATTIC 22'3" (6.78) max overall x 13' (3.96)

Potential to split into 2 rooms - subject to relevant permissions/regulations

OUTSIDE Yard gardens front and rear

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: 85.6 m² ... 922 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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