



87 New Line, Greengates, Bradford, BD10 9AP

NO CHAIN... Recently refreshed so YOU don't have to! End terrace with accommodation arranged over THREE FLOORS. Of likely appeal to both owner occupiers and BTL landlords this fine example boasts THREE BEDROOMS, MODERN KITCHEN and BATHROOM along with a MULTI PURPOSE CELLAR with own access!

- Walking distance to Greengates amenities, handy for Apperley Bridge including the train station – Contact Robert Watts to arrange YOUR VIEWING today.

£180,000

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COUNCIL TAX Bradford

Band B

TENURE Freehold

BUYER INFORMATION Please note 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.

ENTRANCE HALL

LIVING ROOM 14'6" (4.42) max x 12'3" (3.73) max

KITCHEN 14'2" x 7'3" (4.32m x 2.2m)

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

FIRST FLOOR LANDING

BEDROOM 2 13'4" x 7'4" (4.06m x 2.24m)

BEDROOM 3 13'6" max x 7'4" (4.11m max x 2.24m)

BATHROOM Three piece white suite, splash back tiled walls

SECOND FLOOR LANDING A good size area, could be used as a small occasional bedroom or office area

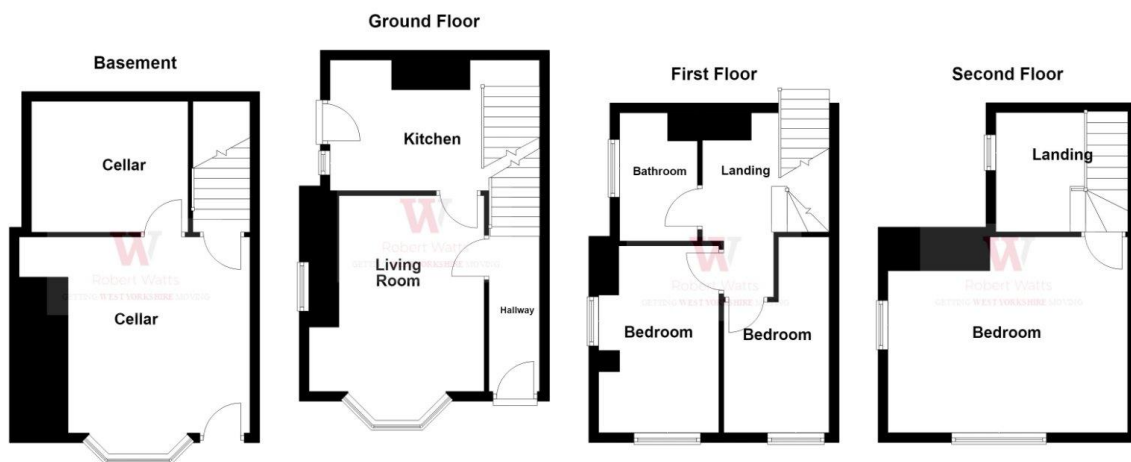
BEDROOM 1 16'1" max x 13'6" (4.9m max x 4.11m)

CELLAR Currently external access only, although previously access was also possible via a staircase in the kitchen and could be reinstated with some work.

OUTSIDE Pleasant garden areas, residents only parking

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		84 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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