



3 Hellewell Street, Off Halifax Road, Bradford, BD6 2EP

**** SUPERB FINISH ** OFFERED WITH NO CHAIN ** BRILLIANT FIRST TIME PURCHASE/YOUNG FAMILY HOME **** Only upon internal inspection will this MID THROUGH TERRACED property be fully appreciated! Having undergone a refurbishment programme in recent years this TWO BEDROOM property, which could easily become three. Is further enhanced with GCH, DG, well equipped breakfast kitchen, good size lounge with log burner and LARGE AREA TO THE REAR WITH DRIVEWAY & GARAGE! Situated just off Halifax Road which is ideal for many amenities, public transport links and commute to Halifax and Bradford.
Viewing is strongly advised!

£129,950

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ENTRANCE HALL

LOUNGE 13'8" x 7'1" (4.17m x 2.16m)

Good size reception room with modern lighting, multifuel stove and stone hearth. Laminate flooring

KITCHEN 7'3" (2.2) max x 12'3" (3.73) extending to 13'6" (4.11)

Modern kitchen with a selection of wall and base units. Worktops incorporating breakfast bar, oven, induction hob and extractor. Plumbing for washer and access to cellar

CELLAR

Storage cellar with power and light

LANDING

Loft access via pull down ladder

BEDROOM ONE 10'7" x 17' (3.23m x 5.18m)

Dual aspect windows allowing potential to split. Wardrobe included in the sale

BEDROOM TWO 7'1" x 12'5" (2.16m x 3.78m)

Housing boiler

BATHROOM

Three piece white suite with mixer shower tap over panelled bath and screen. Fully tiled

OUTSIDE

Yard to the front and large garden to the rear which has a driveway leading to detached garage and low maintenance pebbled areas

FURTHER INFORMATION

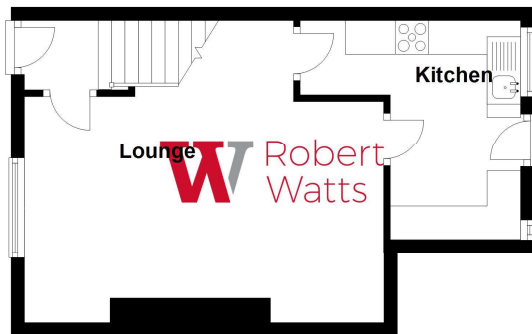
Council Tax - Band A

Tenure - Freehold

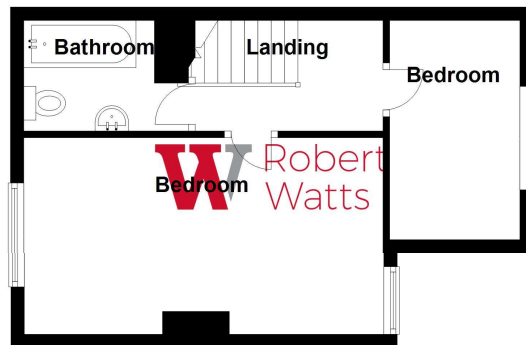
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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