



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 THREE BEDROOM property 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!

Asking Price £165,000

 01274 601119  wibsey@robertwatts.co.uk  robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

 RWEstateAgents  @robertwatts_

arla | propertymark naea | propertymark

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

ENTRANCE HALL

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

Good size reception with modern decoration. Feature fireplace with log burner stove and laminate flooring

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

Well equipped modern kitchen with a range of wall and base units. Worktops, sink and drainer. Incorporated breakfast bar, oven, induction hob and extractor. Plumbing for washer and access to the cellar

LANDING

BEDROOM ONE 11'1" x 10'3" (3.38m x 3.12m)

BEDROOM TWO 10'2" (3.1) x 7'1" (2.16) plus robes

Fitted wardrobes

BEDROOM THREE 10'3" x 5'8" (3.12m x 1.73m)

SHOWER ROOM

Recently fitted with oversize walk in shower, sink and W.C

OUTSIDE

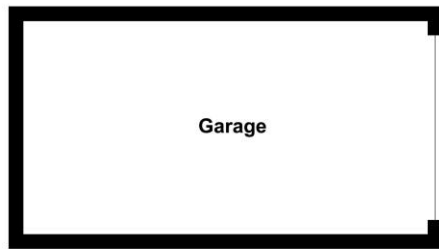
Driveway, parking for 2 cars, with GARAGE (currently split as utility and garage store). (Access via Albion Street). Additional gravelled garden and small fore yard

BUYER DISCLAIMER

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.

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.

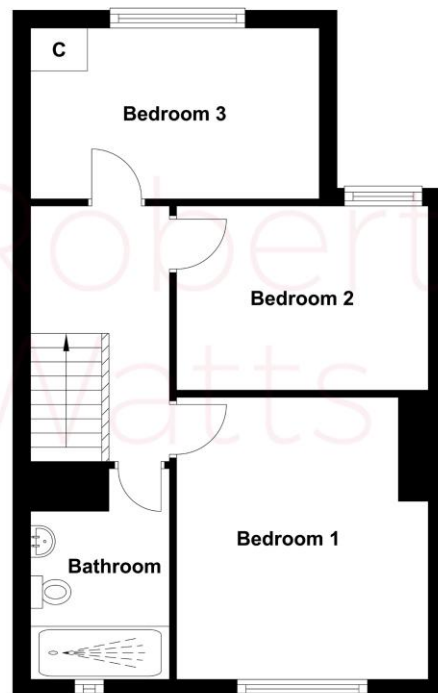




Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		