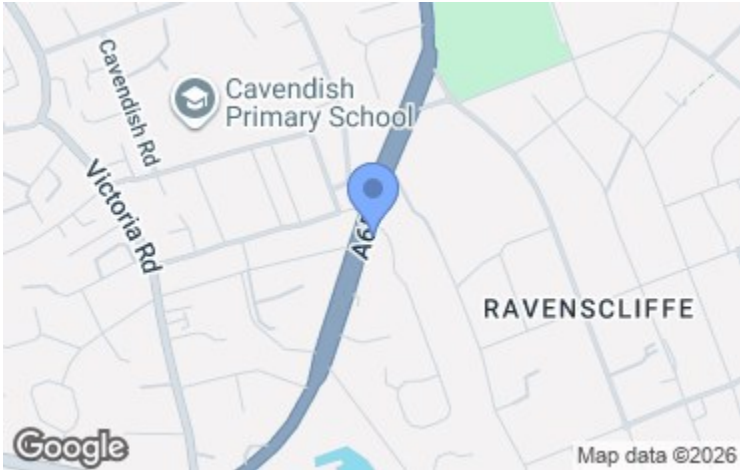




| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92 plus) A                                 | 59      | 81                                                                                                          |
| (81-91) B                                   |         |                                                                                                             |
| (69-80) C                                   |         |                                                                                                             |
| (55-68) D                                   |         |                                                                                                             |
| (39-54) E                                   |         |                                                                                                             |
| (21-38) F                                   |         |                                                                                                             |
| (1-20) G                                    |         |                                                                                                             |
| Not energy efficient - higher running costs |         |                                                                                                             |
| England & Wales                             |         | EU Directive 2002/91/EC  |

Viewing arrangements

Strictly by appointment through WW Estates  
01274 627444  
sales@wwestateagents.com

Directions

See Mapping.

Harrogate Road, Bradford, BD2 3TB  
Offers In The Region Of £160,000

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Harrogate Road, Bradford, BD2 3TB

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**\*\* 3 BEDROOM END TERRACE \*\* POTENTIAL COMMERCIAL INVESTMENT \*\* POTENTIAL TO EXTEND S.T.P.P. \*\* NO ONWARD CHAIN \*\* IDEAL FOR INVESTORS AND/OR DEVELOPERS \*\* EXCELLENT TRANSPORT LINKS \*\***An end-terrace house presents an exciting opportunity for both investors and developers. The property includes three well-proportioned bedrooms and a family bathroom alongside a shop front primed for longer term investment.

The ground floor briefly comprises a dining kitchen including wall and base units, space and plumbing for fridge freezer, washing machine and electric cooker with the addition of ample space for a family dining table, laminate flooring and neutral decor. The kitchen conveniently leads into a generously extended lounge area benefitting from laminate flooring and a composite door that opens to the rear garden.

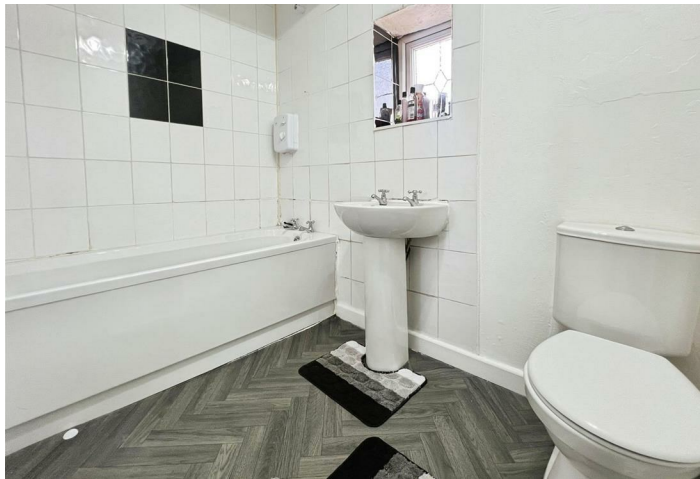
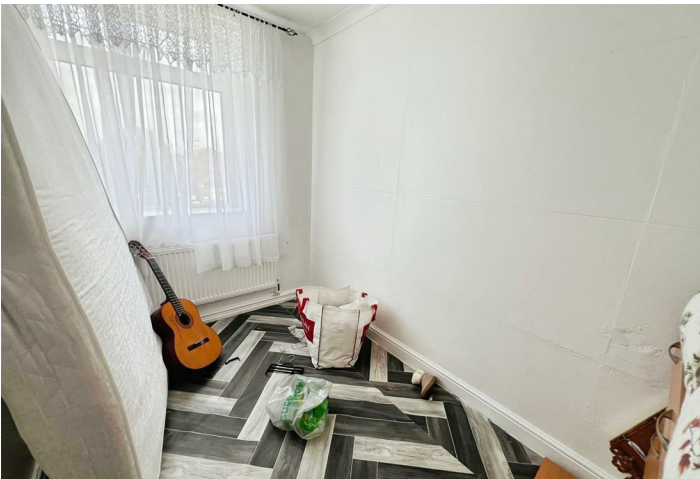
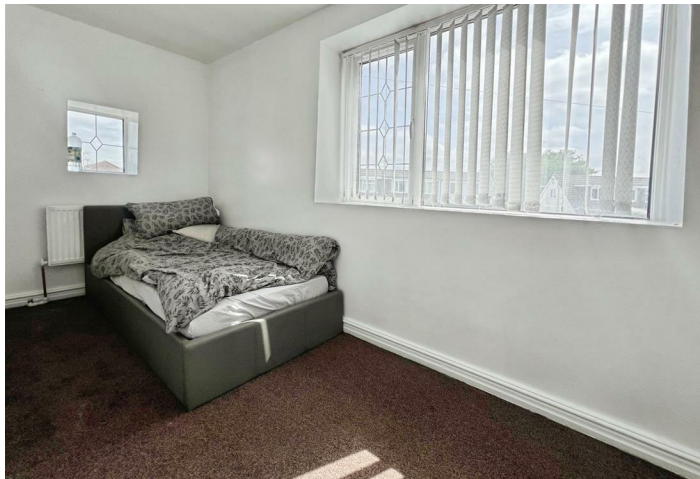
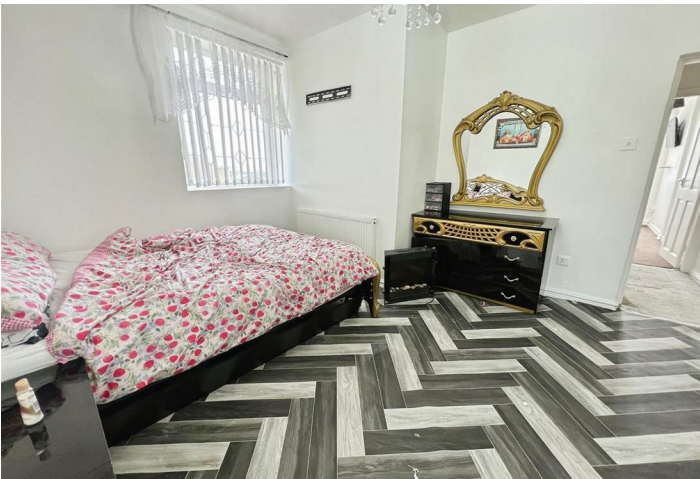
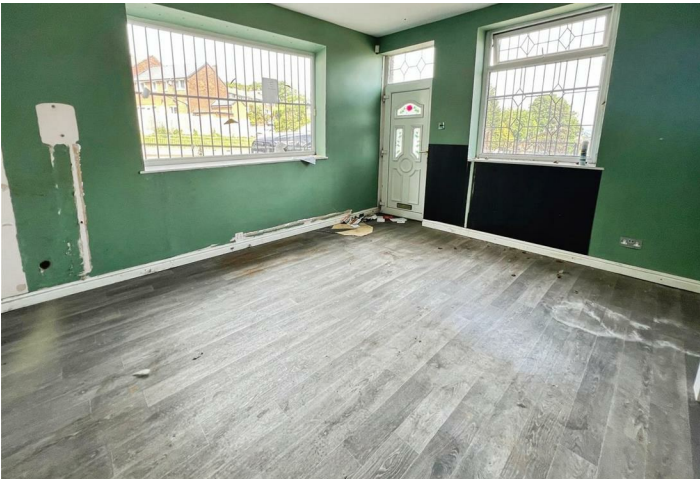
The first floor comprises a main double bedroom with dual aspect windows, ensuring a bright and airy atmosphere. The second bedroom is L-shaped and carpeted, also featuring dual aspect windows, while the third single bedroom offers a window to the side, providing a cosy retreat. The family

bathroom is equipped with a white three-piece suite, including a bath with a shower over, a wash hand basin, and a W/C.

A unique feature of this property is the previously used commercial unit, which offers versatile options for potential rental income or could be integrated into the house to create additional living space, subject to planning permission. The property is sold with no onward chain, making it an attractive proposition for those looking to invest or develop.

Externally, the property boasts a large, enclosed, low-maintenance side garden currently utilised for off-street parking, with previous planning permission to extend. An enclosed rear yard adds to the outdoor space, while separate access to both the shop front and the house enhances its appeal.

This property is a rare find, combining residential comfort with commercial potential in a sought-after location



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings

Three Bedroom Terraced Home With Investment Opportunity Or Expansion With A Commercial Unit To The Front, Offered To The Market With No Chain.

Rating authority  
Borough Council Tax Band

Services

INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Wallace Home Financial, who are authorised and regulated by the Financial Conduct Authority.

Tenure  
Freehold