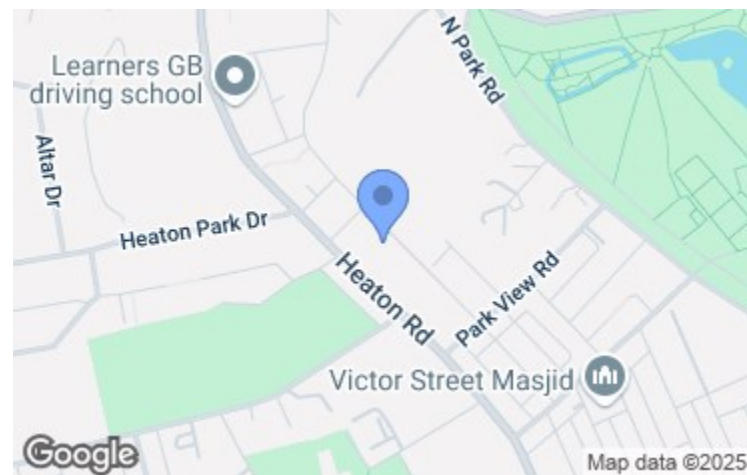




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See Mapping...



Heaton Road, Bradford, BD9 4RY
Priced To Sell £130,000

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.



Heaton Road, Bradford, BD9 4RY



**** POTENTIAL BUY TO LET INVESTMENT
 ** 3 DOUBLE BEDROOMS ** CONVERTED
 CELLAR ** ACCOMMODATION OVER FOUR
 FLOORS ** NO ONWARD CHAIN **
 CONVENIENT LOCATION ** IDEAL FIRST
 TIME BUYER HOME **** This back-to-back
 terrace house presents an excellent opportunity
 for both families and investors alike. Boasting
 three spacious double bedrooms, this property is
 perfect for those seeking ample living space.

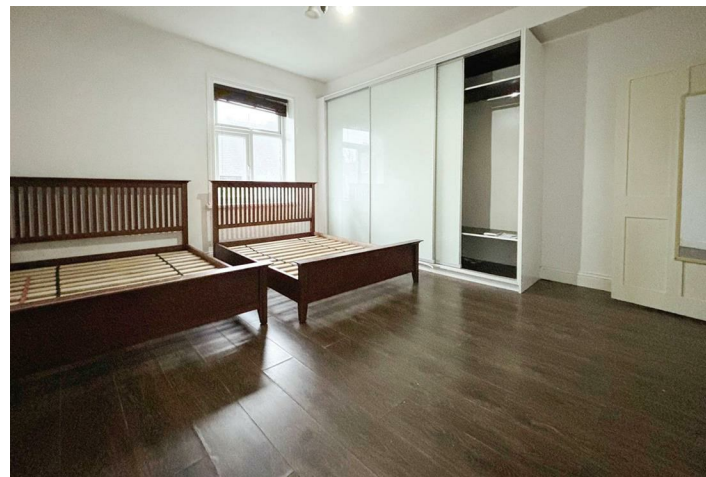
The accommodation is arranged over four
 floors, providing a unique layout that
 maximises both comfort and functionality. The
 current owners have converted the cellar, which
 has been transformed into an open plan dining
 kitchen fitted with a modern kitchen comprising
 wall and base units and complimentary work
 surfaces, a gas cooker with extractor fan over,
 space and plumbing for appliances, a sink and
 drainer, double glazed window and PVCu door
 to front. The main reception room sits on the
 ground floor of the house, providing a generous
 living space naturally lit via two double glazed
 windows to front, PVCu door to front and gas

central heating.

The first floor comprises two double bedrooms
 with a substantial main bedroom comprising a
 built in storage cupboard, radiator and double
 glazed window to front, a second double
 bedroom and a family shower room consisting
 of a corner shower cubicle, w/c, and wash hand
 basin. Stairs to the second floor lead to an open
 landing providing space for a home office
 and/or dressing room leading to another
 generous double bedroom, naturally lit via a
 Velux window.

Externally, the property has a large low
 maintenance yard and side passage leading to
 the main road.

Situated in a popular residential location, this
 property is well-connected to local amenities,
 schools, and transport links, making it an
 attractive option for families and professionals.
 Additionally, its potential as a buy-to-let
 investment cannot be overlooked, given the
 demand for rental properties in the area.



Train
 your text here



Primary School
 your text here



Secondary School
 your text here

Fixtures & fittings

Three Double Bedroom Back To Back Terraced Home Ideal For
 First Time Buyers and Buy To Let Investors Alike!

Rating authority
 Borough Council Tax Band A

Services

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

Tenure
 Freehold