
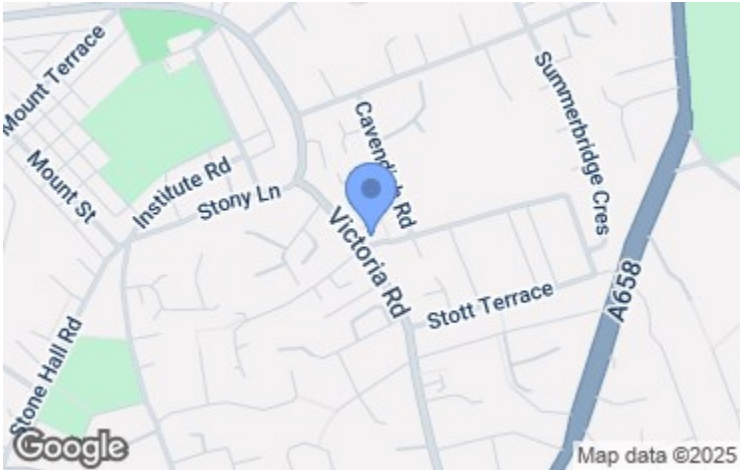




Total Area: 132.7 m<sup>2</sup> ... 1428 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	55	
(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.



**Hall Road, Bradford, West Yorkshire BD2 2DP**  
**Offers In The Region Of £190,000**

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.



**\*\* WELL-PRESENTED THROUGHOUT \*\***  
**SPACIOUS FOUR DOUBLE BEDROOM \*\***  
**IDEAL FAMILY HOME\*\***  
**ACCOMMODATION OVER THREE FLOORS**  
**\*\* LARGE DORMER BEDROOM \*\***  
**FURTHER POTENTIAL\*\*** A deceptively spacious four bedroom traditional terraced family home, perfect for growing families offering accommodation over three floors including a basement for additional storage and a substantial dormer bedroom to the top floor.

The ground floor briefly comprises an entrance hall leading to main reception rooms, stairs to the first floor and extended kitchen/diner, with access to basement. The lounge offers ample living space featuring high ceilings, a large double glazed bay window to front, ceiling cornices, Gas fires, gas C/H and light grey carpet flooring. An extension to the rear provides a kitchen fitted with modern wall and base units and work surfaces over, gas, plumbing and space for all appliances with a double glazed window to rear and Upvc doors leading to the yard. The spacious second

reception/ dining room benefits from a living flame fire housed in a modern chrome surround & is finished with light fresh décor.

The first floor landing gives access to two double bedrooms, a family bathroom and stairs to the second floor. The two double bedrooms feature built in wardrobes, gas central heating and double glazed windows. The bathroom is fitted with a three piece suite including bath shower, w/c and wash hand basin. A large double bedroom is the make-up of the top floor provided by a dormer with views to the front, offering potential to split into another bedroom.

Externally, there is a yard to the front with mature gardens and stone steps, to the rear, a low maintenance private yard.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
Ideal First Home.

Rating authority  
Borough Council Tax Band

Services  
INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates introduce to One Mortgage & Protection Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure  
Freehold