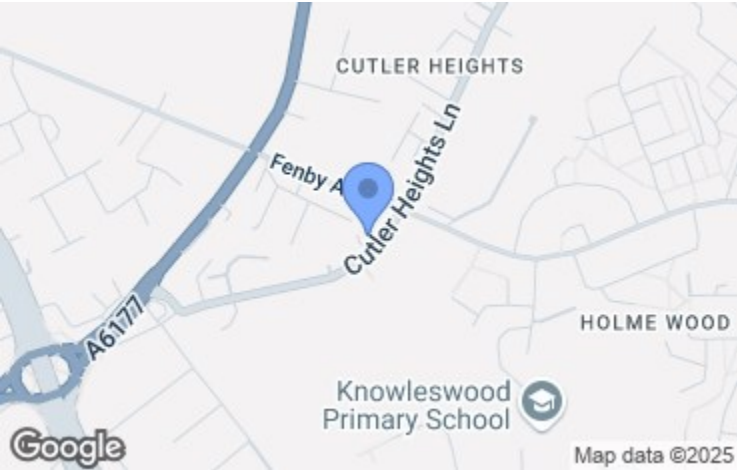




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	83
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

See Mapping.

Cutler Heights Lane, Bradford, BD4 9LE
Offers Over £90,000

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.



**** DECEPTIVELY SPACIOUS ** MID-THROUGH TERRACE ** NO ONWARD CHAIN ** IDEAL FOR INVESTORS ** TWO RECEPTION ROOMS ** LARGE REAR GARDEN **** A deceptively spacious mid through terrace with two reception rooms, a separate kitchen, basement cellar, two double bedrooms, family bathroom and large rear garden. A schedule of modernisation required throughout.

Entering the living room on the ground floor through a PVCu door to front with the main reception room comprising a gas fire, exposed beams, a double glazed window to front and carpeted flooring giving access to the dining room to rear. The second reception room comprises a gas fire with mantle over, a built in storage cupboard, carpeted flooring and access to the basement cellar and kitchen. the kitchen is currently fitted with wall and base units offering space and plumbing for appliances, a free standing electric cooker and window to rear.

The first floor landing leads to a main double bedroom to the front elevation with a double glazed window to front, a second double bedroom to rear with a double glazed window to rear and a part tiled family bathroom comprising a bath, w/c with low level flush and wash hand basin.

Externally, the house has a small enclosed low maintenance yard to the front and a generous, private garden to the rear, mainly low maintenance patio with flowerbeds and hedged borders.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Ideal Buy To Let Investment Opportunity.

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