



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E	46	
(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

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.



Undercliffe Road, Bradford, Yorkshire BD2 3BN
Offers In The Region Of £135,000



** TWO BEDROOM ** END TERRACE **
SPACIOUS LOUNGE ** MODERN DINING
KITCHEN ** MODERN BATHROOM ** REAR
GARDEN ** OFF ROAD PARKING **
COUNCIL TAX BAND A **

Great opportunity to purchase this well presented end terrace situated in a popular area of Eccleshill. Offering close proximity to local schools, amenities and good transport links to Bradford & Leeds.

The accommodation briefly comprises of:

Entry into a spacious lounge (5.75m x 4.97m) with neutral decor, feature fire surround with gas living flame fire, laminate flooring and staircase to basement and first floor landing.

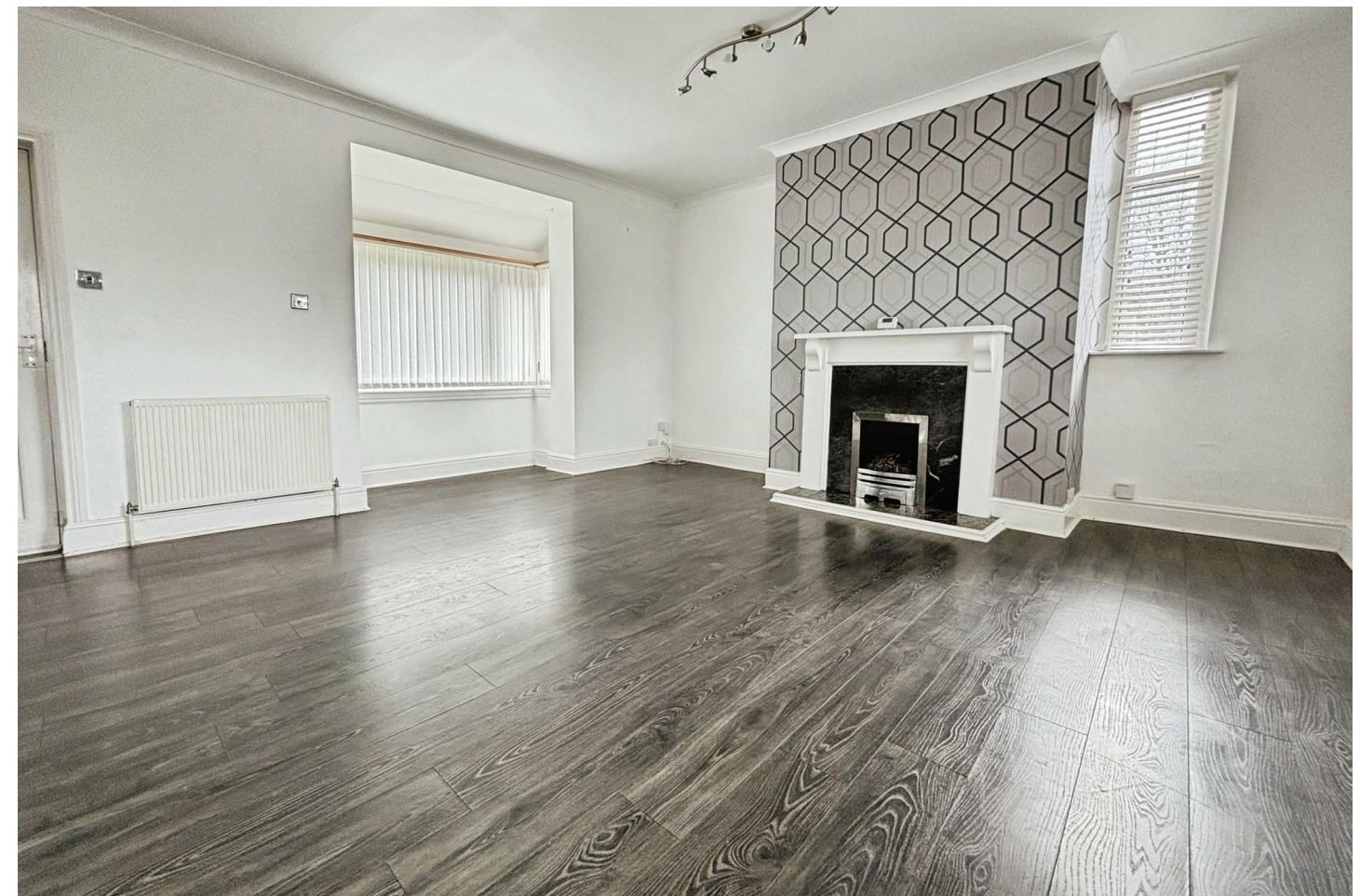
The modern basement dining kitchen (3.66m x 4.53m) is fitted with a range of light beech wall and base units with chrome handles. Appliances include brushed chrome four ring hob, electric oven and overhead extractor hood. Complete with overhead spot lighting, tiled flooring and

access to rear garden/off road parking.

The first floor landing offers access to the house bedrooms. The master double bedroom (3.13m x 3.18m) having neutral decor, ceiling beams and carpet flooring. Bedroom two (2.31m x 2.23m) offers a generous single.

The family bathroom (3.25m x 1.47m) is half wall tiled with white Metro ceramic tiling and a white three piece suite comprising panel bath with integral shower unit, pedestal wash basin and push button WC.

Externally is front garden with paved walkway to front door. To the rear is a low maintenance garden with concrete driveway offering off road parking for at least two vehicles. Enclosed by stone walls timber fencing and gated entry.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Well-Presented Two Bedroom End Of Terrace, Ideally Location & A Perfect Buy For First Time Buyers & But To Let Investors Alike.

Rating authority
Borough Council Tax Band A

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