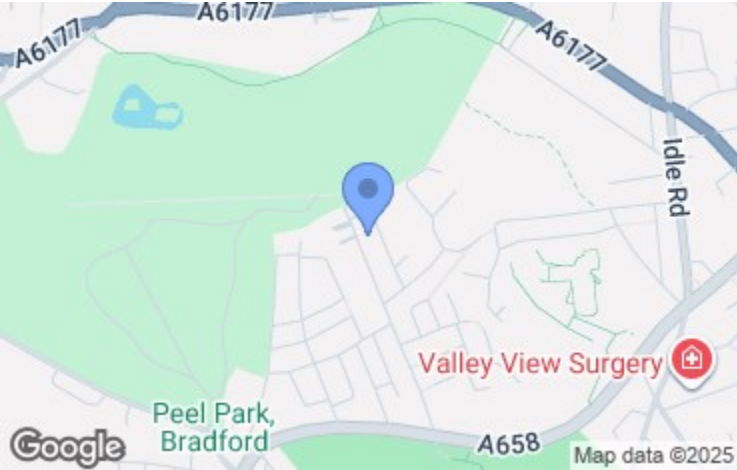


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	80
England & Wales	EU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



Directions

See Mapping.



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.



Harrogate Street, Bradford, BD3 0LE
Offers In The Region Of £175,000



Harrogate Street, Bradford, BD3 0LE

**** 4 BEDROOMS ** MATURE STONE BUILT THROUGH TERRACE ** EXCELLENT TRANSPORT LINKS ** PERFECT FAMILY HOME ** GENEROUS REAR GARDEN ****
This mature through terrace, full of character is the ideal family home ideally situated with excellent transport links, access directly to Peel Park and in the catchment for multiple schools.

With accommodation over 3 floors, the ground floor briefly comprises an entrance hall leading to a lounge, stairs to the first floor and breakfast kitchen to rear aspect. The lounge is flooded with natural light via a large double glazed bay window to front also featuring a gas fireplace with feature mantel surround, cornicing, ceiling rose, and hard wood floor. The bespoke kitchen is fitted with a range of cottage style wall and base units with chopping wood block work surfaces, space and plumbing for a gas cooker, a log burning stove, access to a pantry with space for fridge freezer, a Belfast sink, original built in storage cupboard, access to a basement cellar and wooden stable door to rear garden.



The first floor landing leads to two bedrooms and the family bathroom. The main bedroom is a substantial double with a large double glazed window to front, neutral décor and wooden flooring. A second double bedroom sits to the rear elevation, currently utilised as a home office with double glazed window to rear and wooden flooring. A part tiled family bathroom is equipped with a white three piece suite including bath with shower over, wash hand basin and w/c, finished with vinyl flooring.

Stairs to the second floor lead to a third double bedroom with a double glazed window, wooden flooring and built in storage and a final generous single bedroom with Velux window and carpeted flooring.

Externally, the property benefits from a large low maintenance yard and a substantial secluded rear garden with lawn, flowerbeds, mature garden and fenced borders.

The property is steeped in character featuring high ceilings & retained stained glass windows.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Established Mid Through terrace With Accommodation Provided Over Four Floors & Large Garden To Rear. Ideal Property For Growing Families & Young Professionals 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