

**Ground Floor**  
Approx. Area: 27.2 m<sup>2</sup> ... 292 ft<sup>2</sup>

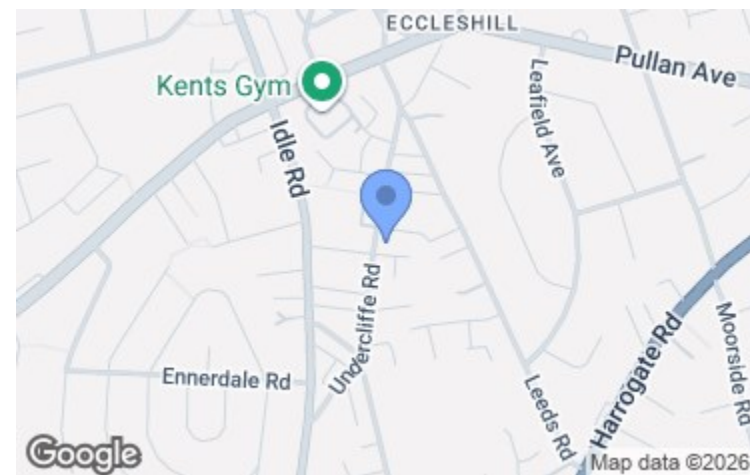
**First Floor**  
Approx. Area: 27.2 m<sup>2</sup> ... 292 ft<sup>2</sup>

Approx. Total Area: 54.3 m<sup>2</sup> ... 585 ft<sup>2</sup>

Whilst every effort is taken to ensure accuracy of the floor plans, measurements are approximate and for illustration purposes only.



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



**Directions**

See Mapping.

**Viewing arrangements**

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



**Undercliffe Road, Bradford, BD2 3BP**  
**Offers In The Region Of £110,000**

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.



# Undercliffe Road, Bradford, BD2 3BP

 1  2  1

**\*\* TWO BEDROOMS \*\* MID THROUGH TERRACE \*\* POTENTIAL BUY TO LET INVESTMENT \*\* GAS C/H & PVCU DOUBLE GLAZING \*\* IDEAL FIRST TIME BUY \*\***  
Two-bedroom mid-terrace house located on Undercliffe Road in Bradford. This delightful property offers a perfect blend of comfort and practicality, making it an ideal choice for first-time buyers or buy to let investors alike.

As you enter the home, you are greeted by a well-appointed kitchen featuring a range of wall and base units, space and plumbing for washing machine, fridge, an integral electric oven with gas hob over, sink a drainer and stylish tiled splashbacks. The kitchen leads through to the lounge with access to a storage cellar. The property boasts a spacious reception room featuring a gas fire and mantle over, large window to rear, door to porchway, modern decor and Herringbone styled laminate flooring. Access to the first floor.

On the first floor, you will find a generously sized double bedroom, complete with

double-glazed windows that provide a lovely view of the rear elevation. The room is finished with a light grey carpet and decor, and has the addition of a built in wardrobe. A second bedroom provides space for a dressing room but could be used as a single bedroom with fitted shelving, carpeted flooring and a double glazed window to rear. Completing the first floor is a fully tiled bathroom which comprises a large corner bath with shower over, wash hand basin and w/c.

Outside, the rear garden offers a good amount of space, designed for low maintenance, allowing you to enjoy the outdoors without the burden of extensive upkeep. This property is an excellent opportunity for those seeking a comfortable home in a convenient location.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

### Fixtures & fittings

Two Bedroom Mid Through Terrace Ideal For First Time Buyers & 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