



**71 Harrogate Street**

Undercliffe, Bradford, West Yorkshire, BD3 0LG

**Offers In Region Of  
£85,000**

# Property Features

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- TWO BEDROOM END TERRACE
- DETACHED SINGLE GARAGE
- ACCOMODATION OVER THREE FLOORS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- EASY ACCESS TO CITY CENTRE
- PARK NEARBY
- TWO DOUBLE BEDROOMS
- SOLD WITH SITTING TENANT
- EARLY VIEWING ADVISED

## Full Description

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### ATTENTION LANDLORDS - INVESTMENT

OPPORTUNITY. This end terrace property in BD3 benefits from Gas Central Heating, UPVC Double Glazing, two Double Bedrooms, Patio Garden and a detached Single Garage. Currently tenanted with good long term tenants. Early viewing advised. Briefly comprising of; Lounge, Kitchen, Cellar, First Floor Bedroom & Bathroom and a large Second Floor Bedroom. Secure patio garden and a detached single garage with power and light. Conveniently located close to local amenities and city centre access.

### LOUNGE

14' 9" x 13' 7" (4.5m x 4.14m)

A good sized lounge with high ceiling, radiator and a window to the front elevation. Doors to the kitchen and first floor.

### KITCHEN

11' 9" x 5' 5" (3.58m x 1.65m)

Fitted with a range of base and wall units, laminate work surfaces and splash-back tiling. Integrated electric oven and gas hob, stainless steel sink & drainer and plumbing for a washing machine. Door to the cellar and windows to the front and side elevations.

### CELLAR

A good sized keeping cellar offering further potential.

### FIRST FLOOR LANDING

Window to the side elevation and doors off to the second floor, bedroom and bathroom.

### BEDROOM ONE

14' 9" x 12' 2" (4.5m x 3.71m)

Window to the front elevation, central heating boiler and a radiator.

## BATHROOM

8' 9" x 7' 6" (2.67m x 2.29m)

A generous size bathroom comprising of a panelled bath, pedestal wash basin and WC. Window to the front elevation, ceiling spotlights, radiator and a useful storage cupboard.

## SECOND FLOOR

### BEDROOM TWO

20' 7" x 9' 4" (6.27m x 2.84m)

A large bedroom with a window to the side elevation and a velux window. Central heating radiator.

## EXTERNAL

Patio garden with artificial grass and gravel area, secure metal gate and fencing. Single detached garage with up and over door, power and light.

## PROPERTY DIRECTIONS:

## PURCHASE DETAILS:

*Please note that the services & appliances have not been tested & the property is sold on that basis.*


Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

**MORTGAGES:** A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.

**RENT-A-HOUSE:** Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements