



42 Highfield Road, Bradford, BD2 2AT Offers in excess of £160,000

Goodmove present this 3 bedroom semi-detached house for sale on Highfield Road, Five Lane Ends, Bradford, BD2. Requiring some refurbishment, this property is ideal for investors/first-time buyers who are looking to add value.

The ground floor comprises a welcoming entrance hall, a spacious living room with good natural light, and a large kitchen providing ample room for dining and everyday family use, with access via a porch.

To the first floor, the property features two well-sized double bedrooms, a comfortable single bedroom ideal as a nursery or home office, and a family bathroom. The layout is practical and well-balanced, making it suitable for families, first-time buyers, or investors alike.

The property is ideally located within close proximity to a range of local amenities, including shops, supermarkets, schools, and healthcare services, making it particularly appealing to families and professionals alike.

The area benefits from good transport links, with easy access to Bradford city centre and surrounding areas via regular bus routes and nearby road networks. Commuters will appreciate the straightforward connections to Leeds and other West Yorkshire hubs.

The property has been attractively priced and would invite all buyers in a position to proceed to view. Please call for more information.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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