



## Greycourt Close, Bradford

- 3 Bedrooms
- Front and Rear Gardens
- 2 Reception Rooms
- Attic Room
- Driveway and Garage
- Popular Location

**Offers In Excess Of £264,000**

**Tenure: Freehold**

**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE



# Greycourt Close, Bradford

## DESCRIPTION

Nestled on a serene residential street, this spacious property is ideally positioned close to local amenities and transportation links, making it a perfect choice for families seeking convenience and comfort.

The home is impeccably presented throughout, boasting gardens both to the front and rear, along with off-road parking and a garage.

Inside, two reception rooms provide a versatile living space, with a good size living room seamlessly flowing into the dining room. The conservatory, equipped with air conditioning, offers a tranquil retreat overlooking the beautifully landscaped rear garden, adding an extra dimension to the living space.

The kitchen is designed for functionality, featuring ample worksurface space and convenient storage solutions.

Upstairs, two generously sized double bedrooms provide ample accommodation, complemented by a third single room. The tastefully tiled bathroom suite includes a separate W/C for added convenience. Access to the attic is facilitated by a drop-down ladder, providing additional storage space or potential for conversion.

We invite you to contact us and arrange a viewing to explore first-hand the many qualities and features this home has to offer.



Council Tax: C

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	<b>69</b>		<b>82</b>
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered



Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
1258.01 ft<sup>2</sup>

Reduced headroom  
17.16 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE 360**

### Viewing

Please contact our Hunters Shipley Office on 01274 594040 if you wish to arrange a viewing appointment for this property or require further information.

7-9 Briggate, Shipley, BD17 7BP

Tel: 01274 594040 Email:

shipley@hunters.com <https://www.hunters.com>



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