

## Aireville Road, , Bradford, BD9 4HH

- Previously Used as HMO
- Full Fire Alarm System
- Good Size Cellar
- 3 Bedrooms
- Popular Location
- Viewing Advised

**Offers In Excess Of £150,000**

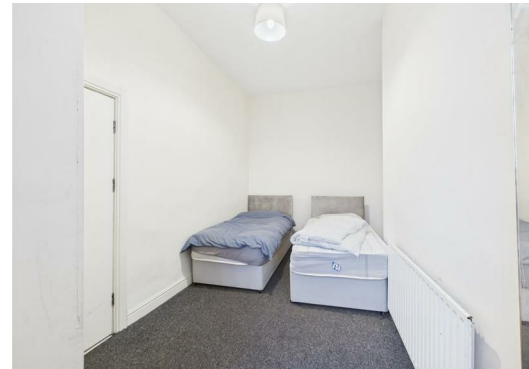




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## DESCRIPTION

This stone-built three-bedroom mid-terrace, previously used as a HMO, offers spacious accommodation arranged over three floors with the additional benefit of a useful cellar and front and rear garden areas. Located on a popular street, the property is within close proximity to a wide range of local amenities including Frizinghall Railway Station, Lister Park, and Bradford Grammar School, while also being conveniently placed for easy access to both Bradford and Shipley centres. The accommodation comprises an entrance hallway, lounge, kitchen, two bedrooms and a house bathroom to the first floor, with a further attic bedroom on the second floor. Offering excellent potential for a variety of buyers, this home provides a superb opportunity to create a comfortable residence or an attractive investment in a sought-after location with shops, parks, and regular transport links all within walking distance.







Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
102.1 m<sup>2</sup>  
Reduced headroom  
10.1 m<sup>2</sup>

(1) Excluding balconies and terraces

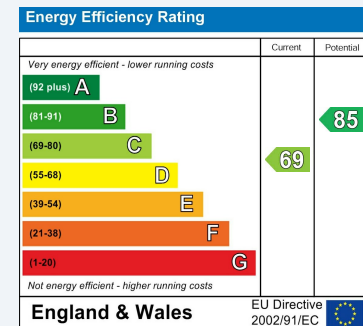
Reduced headroom  
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## 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.



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [shipley@hunters.com](mailto:shipley@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.