

HUNTERS[®]

HERE TO GET *you* THERE



HUNTERS[®]
FOR SALE - 01274 393955
ADDFORD@HUNTERS.COM

1 Esmond Street

Great Horton, Bradford, BD7 4DX

Offers Over £150,000



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Kitchen

14'6" x 12'9" (4.43 x 3.88)

Kitchen

Bedroom 1

16'2" x 12'5" (4.92 x 3.78)

Bedroom 1

En-Suite

3'7" x 5'6" (1.1 x 1.67)

En-Suite

Bedroom 2

14'1" x 12'6" (4.29 x 3.82)

Bedroom 2

En-Suite

5'7" x 3'8" (1.7 x 1.12)

En-Suite

Bedroom 3

16'3" x 12'3" (4.95 x 3.73)

Bedroom 3

En-Suite

3'9" x 5'6" (1.14 x 1.68)

En-Suite

Cellar 1

14'11" x 12'9" (4.55 x 3.88)

Cellar

Cellar 2

16'2" x 12'4" (4.94 x 3.75)

Cellar 2

HUNTERS BRADFORD PRESENTS - ESMOND STREET

*** AN INVESTMENT OPPORTUNITY ***

THREE DOUBLE ROOMS ALL WITH ENSUITE SHOWER ROOMS - EMERGENCY LIGHTING - FULL FIRE ALARM SYSTEM HARD WIRED TESTED EVERY 6 MONTHS - FIRE EXTINGUISHERS SERVICED ONCE A YEAR - PEST CONTROL EVERY 3 MONTHS - KITCHEN LIGHT ON A SENSOR

MAINLY USED AS AN OVERFLOW FROM NEARBY GUEST HOUSE, ESPECIALLY FOR PEOPLE LOOKING FOR LONG TERM

CURRENT RATES :

£50 per night - all bills included

£140 per week long term - all bills included

GROUND FLOOR

Enter the kitchen, the communal kitchen is a good size with sink, plumbing for a gas cooker, tiled, light on a sensor, gives access to the stairs for the first floor, access to the cellar rooms and bedroom 1. The ensuite room has central heating and, shower room with WC and a separate basin unit.

FIRST FLOOR

From the first floor, there is access to both the second and third bedroom. Bedroom 2 an ensuite room has central heating and, shower room with WC and a separate basin unit. Bedroom 3 an ensuite room has central heating and, shower room with WC and a separate basin unit.

LOWER GROUND FLOOR

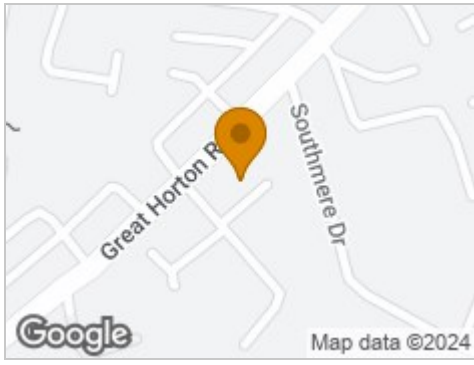
To the lower ground floor are two large cellar rooms which could be converted subject to planning. There is a smaller cellar room and a fourth area where the gas boiler and water system is located. Within cellar room 1 are electric meters for each room, currently connected as 1 unit, they could through an electrician be put back for each room.

EXTERNAL

To the rear is a yard garden and bin storage.



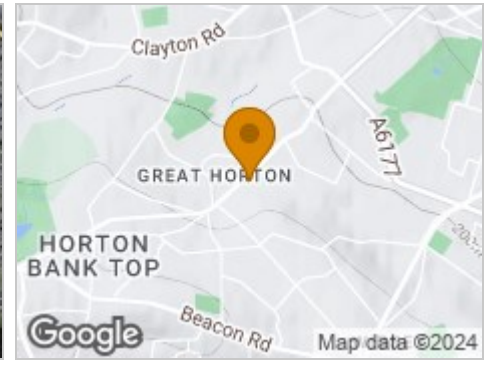
Road Map



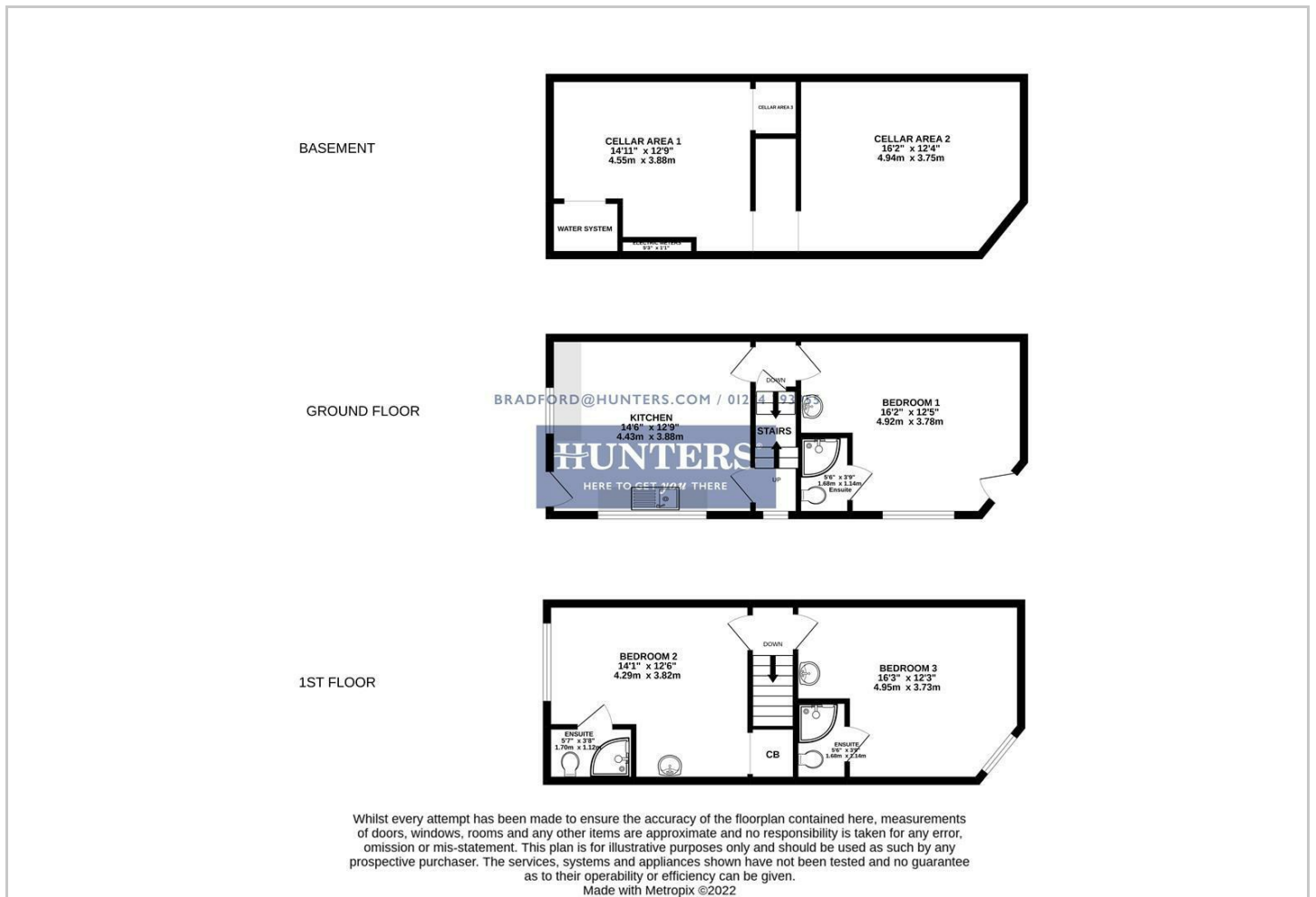
Hybrid Map



Terrain Map



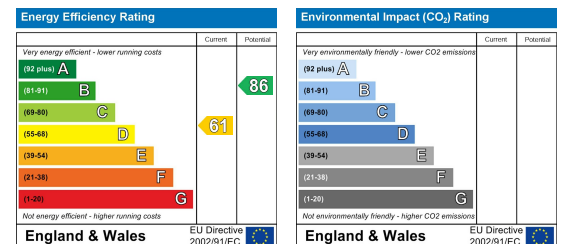
Floor Plan



Viewing

Please contact our Hunters Bradford Office on 01274 393955 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.