



Cranbrook Street, Bradford, BD5 8BD

- ** WITH NO CHAIN **
- TWO BEDROOM BACK TO BACK TERRACE
- CELLAR AREA
- DOUBLE GLAZING - GAS CENTRAL HEATING
- COUNCIL TAX BAND A

- FIRST TIME BUYERS / INVESTORS
- THREE PIECE BATHROOM SUITE
- OPEN PLAN LOUNGE / KITCHEN (CAN BE SEPARATED)
- EPC RATING GRADE E (NEW EPC TO BE LODGED WITHIN A WEEK AT C GRADE)

Offers Over £70,000 - Offers below £70,000 will not be considered

Cranbrook Street, Bradford, BD5 8BD - Offers Over £70,000

DESCRIPTION

HUNTERS BRADFORD PRESENTS - CRANBROOK STREET - BD5

*** CASH BUYERS ONLY ***

** WITH NO CHAIN ** - FIRST TIME BUYERS / INVESTORS - TWO-BEDROOM BACK-TO-BACK TERRACE - THREE-PIECE BATHROOM SUITE - CELLAR AREA - OPEN PLAN LOUNGE / KITCHEN (CAN BE SEPARATED) - DOUBLE GLAZING - GAS CENTRAL HEATING - COUNCIL TAX BAND A - EPC RATING GRADE E

THE VENDOR IS HAVING A NEW EPC LODGED WHICH WILL TAKE UPTO A WEEK, THEN THE EPC WILL BE A C RATING.

Offers below £70,000 will not be considered, only offers over £70,000 will be looked at

GROUND FLOOR

Enter the reception room, this is a good size space with double glazed window, access to the kitchen and stairs to the first floor. The kitchen has both wall and base units, double glazed window, plumbing for a washing machine, space for a free-standing fridge freezer, free-standing cooker and has tiled splashbacks.

FIRST FLOOR

Form the landing there is access to bedroom 1, bedroom 2 and a handy storage cupboard. Bedroom 1 is a double room with double glazed window and built in storage cupboards. Bedroom 2 is a single room with double gazed window.

CELLAR

From the kitchen, there are stairs to the cellar area.

LOCATION

Located close to local shops, schools and other amenities.

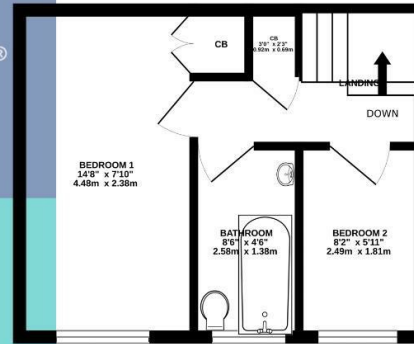
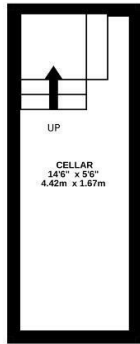




BASEMENT

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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Tel: 01274 393955 Email:
bradford@hunters.com <https://www.hunters.com>



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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

