



## Marsh Street, Little Horton, Bradford, BD5 9PB

- CURRENTLY TENANTED
- ACCOMMODATION OVER THREE FLOORS
- DOUBLE GLAZING
- COUNCIL TAX BAND A
- FOUR BEDROOM MID THROUGH TERRACE
- THREE PIECE BATHROOM SUITE
- GAS CENTRAL HEATING
- EPC RATING GRADE C

**Offers Over £135,000**



# Marsh Street, Little Horton, Bradford, BD5 9PB - Offers Over £135,000

## DESCRIPTION

HUNTERS BRADFORD PRESENTS - MARSH STREET - BD5

FOUR BEDROOM MID THROUGH TERRACE - ACCOMMODATION OVER THREE FLOORS - THREE PIECE BATHROOM SUITE - DOUBLE GLAZING - GAS CENTRAL HEATING - COUNCIL TAX BAND A - EPC RATING GRADE C

CURRENTLY TENANTED AT £850 PCM ON A ROLLING CONTRACT  
CAN BE OFFERED WITH VACANT POSSESSION

THE PROPERTY HAS THE FOLLOWING WORKS COMPLETED AND ARE SHOWN ON THE PLANNING PORTAL

- Jul 2022 - Install a gas-fired boiler.
- Mar 2016 - Install a replacement consumer unit.
- Mar 2016 - Rewire of all circuits.
- Feb 2016 - Removing internal chimney and new staircase.
- Oct 2015 - Re-slate roof and remove chimney above roof.

### GROUND FLOOR

Enter the lounge, a good size family space, to the rear is a door to the stairs. The kitchen has a range of both wall and base units, space for a free-standing cooker, plumbing for a washing machine, space for a free-standing fridge freezer or breakfast table. There are doors to access the rear yard and staircase to the cellar.

### FIRST FLOOR

From the landing there are doors to bedroom 1, bedroom 2, the bathroom and stairs to the second floor. Bedroom 1 is a double room to the front, bedroom 2 is a room to the rear with built in wardrobes. The bathroom is a three piece with bath (shower over), basin and WC.

### SECOND FLOOR

There are doors to both bedroom 3 and bedroom 4. Both bedrooms have sloping ceilings and skylight windows.

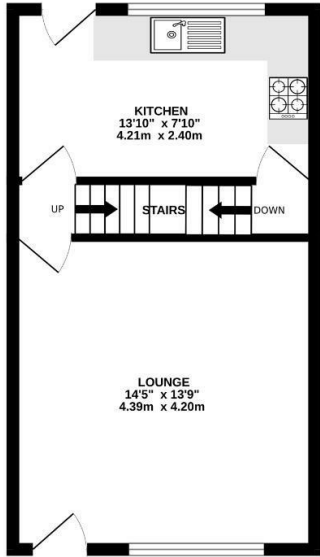
### EXTERNAL

To the front is a small yard area and to the rear an enclosed yard.

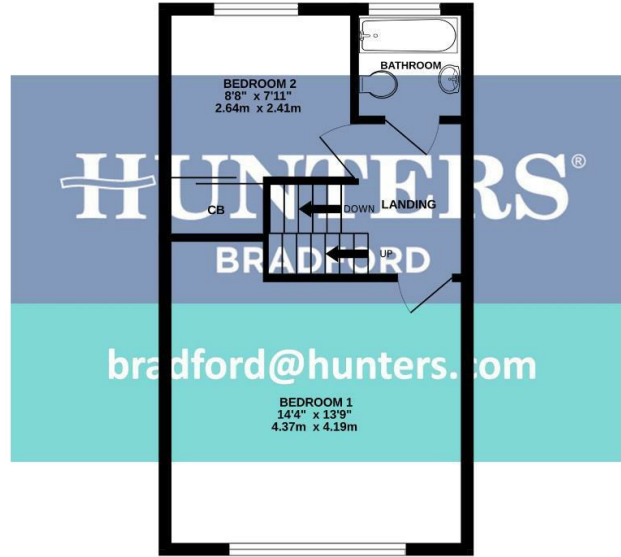




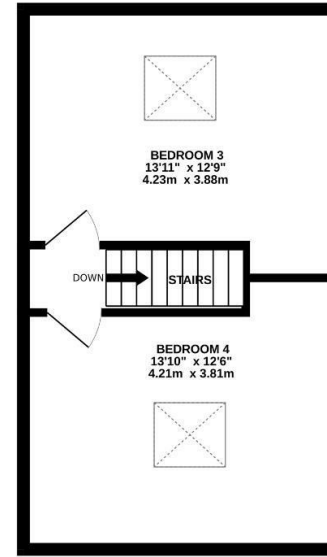
GROUND FLOOR



1ST FLOOR



2ND 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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### Viewings

Please contact [bradford@hunters.com](mailto:bradford@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.



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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

