



Pembroke Street, West Bowling, Bradford, BD5 7HB

- A THREE-BEDROOM END BACK TO BACK TERRACE
- ACCOMMODATION OVER FOUR FLOORS (INCLUDING CELLAR)
- GAS CENTRAL HEATING
- DOUBLE BEDROOMS
- COUNCIL TAX BAND A
- FIRST TIME BUYERS / INVESTORS
- DOUBLE GLAZING
- MODERN THREE-PIECE BATHROOM SUITE
- GOOD SIZE ENCLOSED FRONT YARD
- EPC RATING GRADE D

Offers In The Region Of £80,000



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DESCRIPTION

HUNTERS BRADFORD PRESENTS - PEMBROKE STREET - BD5

A THREE-BEDROOM END BACK TO BACK TERRACE

*** CASH BUYERS ONLY ***

FIRST TIME BUYERS / INVESTORS - ACCOMMODATION OVER FOUR FLOORS (INCLUDING CELLAR) - DOUBLE GLAZING - GAS CENTRAL HEATING - MODERN THREE-PIECE BATHROOM SUITE - DOUBLE BEDROOMS - GOOD SIZE ENCLOSED FRONT YARD - COUNCIL TAX BAND A - EPC RATING GRADE D

Ideal for first time buyers or investors, those looking to buy to rent out, other properties similar within the area have had a rental advertised around £700 plus.

The current owner's have refurbished the property prior to advertising it for sale, including redecorating throughout, radiators and carpets.

BASEMENT

Accessed from the kitchen, there are stairs to the cellar area.

GROUND FLOOR

Enter the lounge. a good size space in neutral colours with stairs to the first floor and a door to the kitchen. The kitchen has both wall and base units with space for a cooker, worktops to two sides and stairs to access the cellar.

FIRST FLOOR

From the landing there are doors to access bedroom 1, bedroom 2, the house bathroom and a second set of stairs to access bedroom 3. Bedrooms 1 & 2 are good size rooms with neutral décor. The bathroom is a three piece in white (bath, basin & WC).

SECOND FLOOR

Bedroom 3 is a good size room in the roof with a skylight window.

EXTERNAL

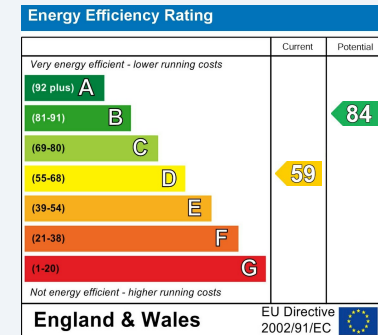
With the enclosed yard area being a good size outdoor space for this style of property.





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.

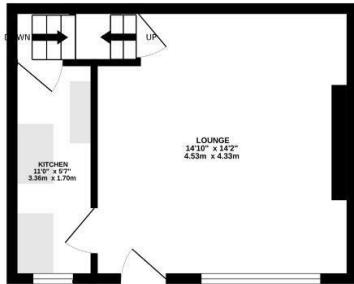


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

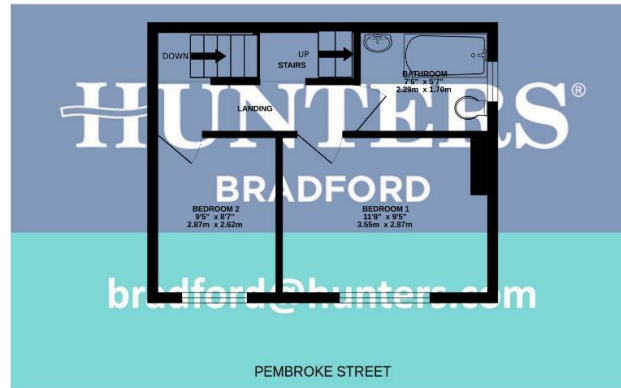
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



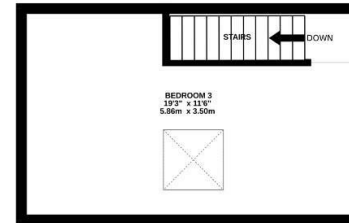
GROUND FLOOR



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, 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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