



Ploughmans Croft - REF TN, Bolton, Bradford, BD2 1LE

- FIRST TIME BUYERS / INVESTORS
- LOUNGE WITH ELECTRIC FIRE
- DOUBLE GLAZING
- THREE-PIECE BATHROOM SUITE
- COUNCIL TAX BAND B
- THREE-BEDROOM SEMI-DETACHED FAMILY HOME
- KITCHEN DINER - PATIO DOORS TO REAR GARDEN
- GAS CENTRAL HEATING
- DRIVEWAY PARKING FOR SEVERAL CARS
- EPC RATING GRADE D

Asking Price £170,000



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DESCRIPTION

HUNTERS BRADFORD PRESENT - PLOUGHMANS CROFT - BD2

FIRST TIME BUYERS / INVESTORS - THREE-BEDROOM SEMI-DETACHED FAMILY HOME - LOUNGE WITH ELECTRIC FIRE - KITCHEN DINER - PATIO DOORS TO REAR GARDEN - THREE-PIECE BATHROOM SUITE - TWO-TIERED GARDEN - DRIVEWAY PARKING FOR SEVERAL CARS - COUNCIL TAX BAND B - EPC RATING GRADE D

GROUND FLOOR

Enter the hallway, there are stairs to the first floor and a door to the reception room. The reception room has an electric fireplace in surround, looks over the front and has a door to access the kitchen diner. The kitchen has a selection of both wall and base units, gas cooker, plumbing for both a dishwasher and washing machine with space for a dining table and patio doors to the rear garden.

FIRST FLOOR

From the landing there is access to all three bedrooms, bathroom, and a handy cupboard. Bedroom 1 is a double room to the front, bedroom 2 is a double room to the rear, bedroom 3 is a single room to the front. The bathroom is a three piece with bath, basin and WC.

EXTERNAL

To the rear is a two-tiered patio garden, a great enclosed outdoor space for the family. Parking is via a driveway for several cars.

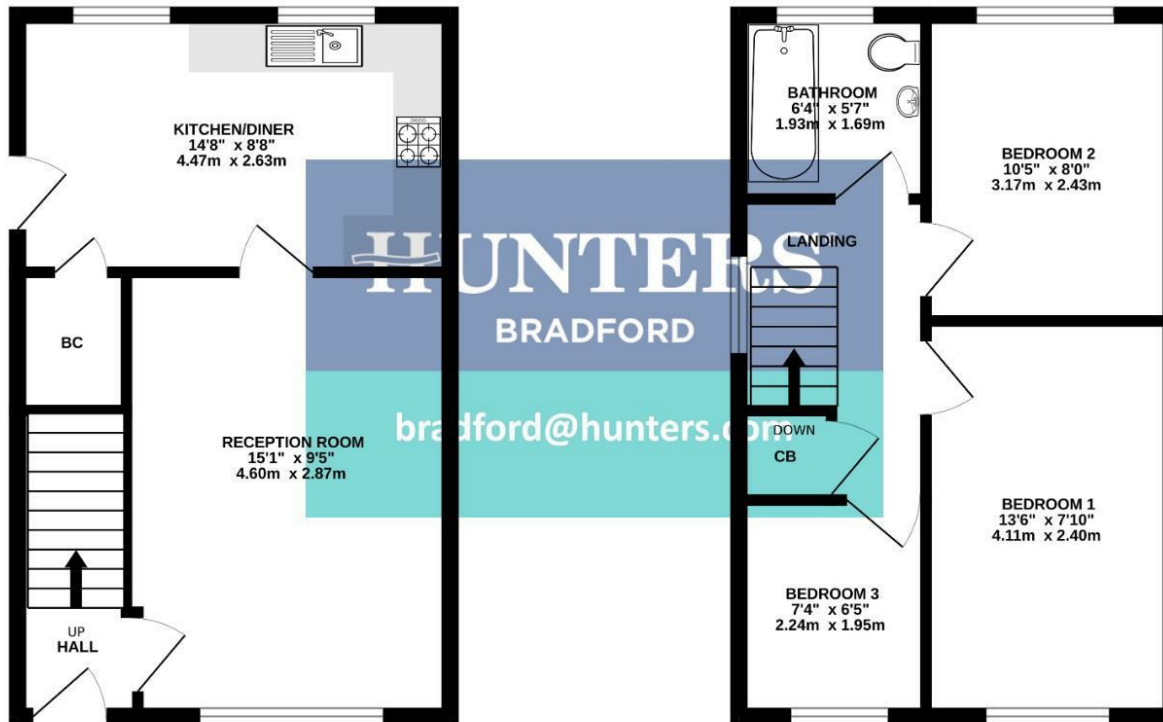
Close to local amenities, schools, and main transport links.





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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Viewings

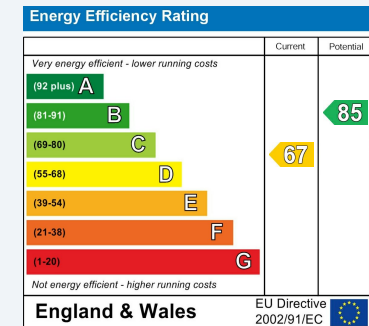
Please contact bradford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.



2 Wakefield Road, Bradford, BD4 7AT
Tel: 01274 393955 Email: bradford@hunters.com <https://www.hunters.com>