



Southfield Lane, Great Horton, Bradford, BD7 3DN

- INVESTORS WELCOME
- CURRENTLY RENTED AT £525 PCM
- DOUBLE GLAZING
- REAR GARDEN
- COUNCIL TAX BAND A
- THREE BEDROOM MID THROUGH TERRACE
- ACCOMMODATION OVER THREE FLOORS
- CENTRAL HEATING
- CLOSE TO SCHOOLS, LOCAL SHOPS, TRANSPORT LINKS
- EPC RATING GRADE E

Offers In Excess Of £100,000



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DESCRIPTION

HUNTERS BRADFORD PRESENTS - SOUTHFIELD LANE - BD7

INVESTORS WELCOME - THREE BEDROOM MID THROUGH TERRACE - ACCOMMODATION OVER THREE FLOORS - DOUBLE GLAZING - CENTRAL HEATING - REAR GARDEN - CLOSE TO SCHOOLS, LOCAL SHOPS, TRANSPORT LINKS - COUNCIL TAX BAND A - EPC RATING GRADE E

CURRENTLY RENTED AT £525 PCM - SOLD WITH TENANTS IN SITU

GROUND FLOOR

Enter the hall, through to the reception room, the reception room has an electric fire and gives access to the kitchen. The kitchen has both wall and base units, plumbing for a washing machine, access to the cellar, stairs to the first floor and a door to the rear garden.

FIRST FLOOR

From the landing there is access to bedroom 1 a double room to the front, bedroom 3 a single room to the rear, the bathroom (bath, basin, Wc) and stairs to the second floor.

SECOND FLOOR

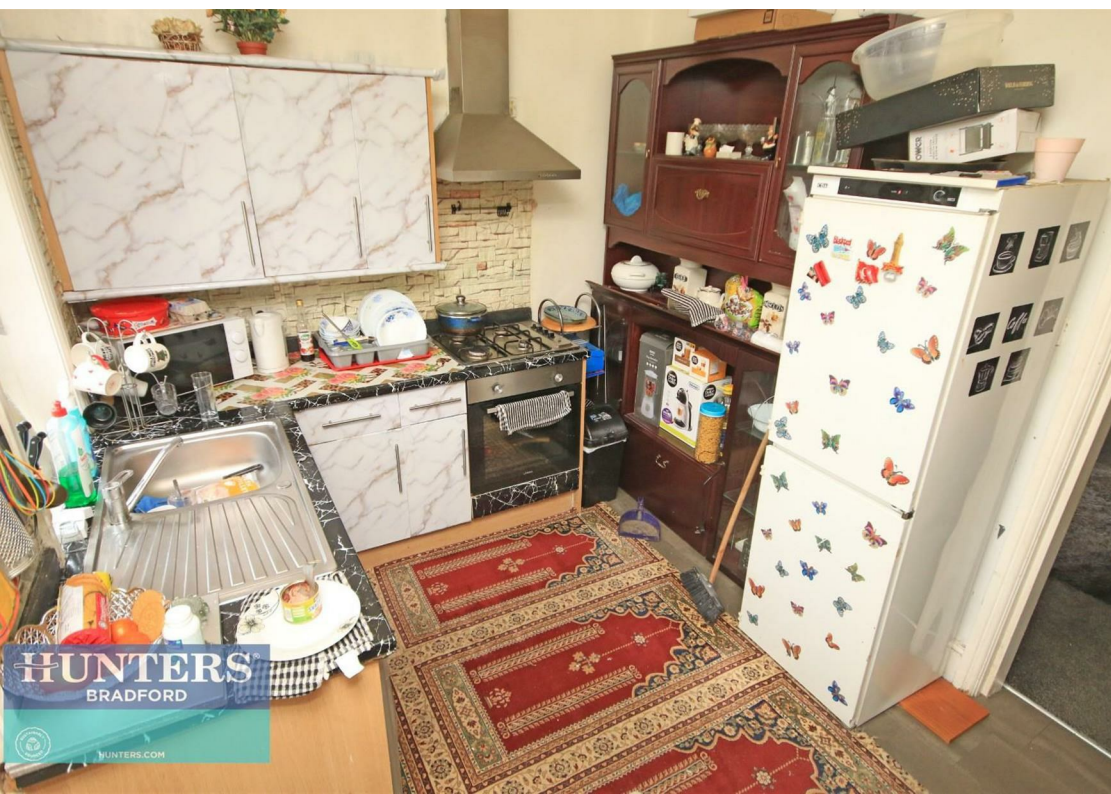
Bedroom 2 is a good size double room with skylight window.

EXTERNAL

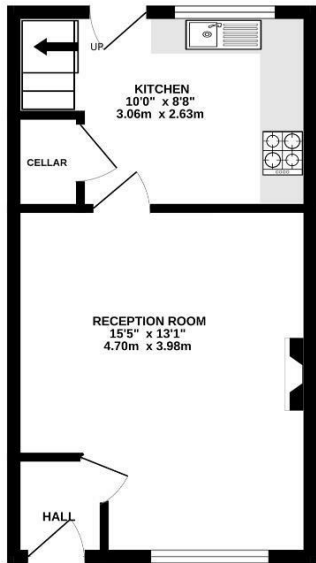
To the rear is a garden area with stone walls.

Within the area there are Local Schools, Local Shops and Supermarket.

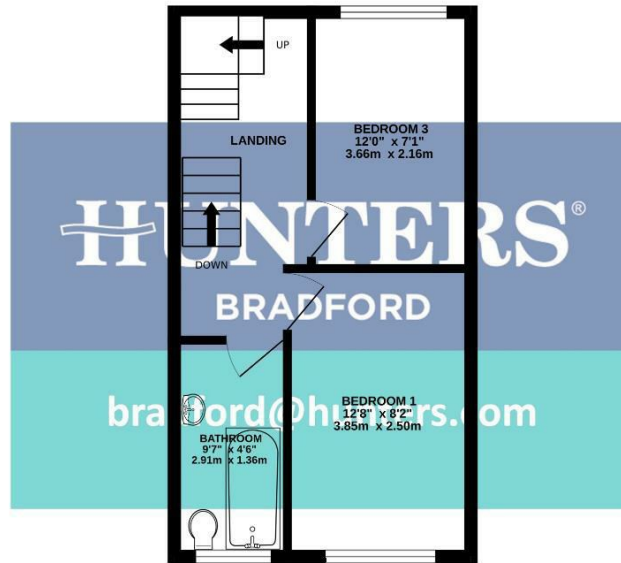




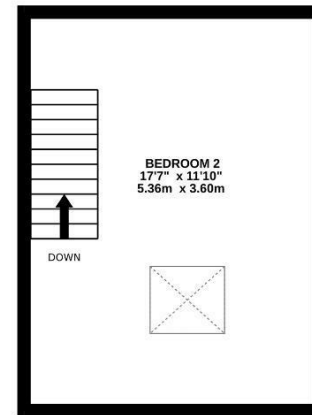
GROUND FLOOR



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.

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			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		48	
(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.

