



Harrogate Terrace, Eccleshill, Bradford, BD3 0LF

- THREE-BEDROOM MODERN STYLE END TERRACED FAMILY HOME
- CONSERVATORY
- DOUBLE GLAZING
- COUNCIL TAX BAND B
- OPEN PLAN LOUNGE / KITCHEN
- MODERN BATHROOM
- GAS CENTRAL HEATING
- EPC RATING GRADE C

Asking Price £170,000

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HUNTERS BRADFORD PRESENTS - HARROGATE TERRACE - BD3 0LF

A THREE-BEDROOM MODERN STYLE END TERRACED FAMILY HOME -
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BATHROOM - DOUBLE GLAZING - GAS CENTRAL HEATING - COUNCIL
TA BAND B - EPC RATING GRADE C

GROUND FLOOR

Enter the property into the hallway, there are stairs to the first floor and a door to the lounge, the lounge area is a bright space with access to the kitchen and a handy under the stairs cupboard.

The kitchen is modern with an integrated fridge freezer, plumbing for a washing machine, hob, oven, a selection of wall and base units with a door to the rear garden and double doors to the conservatory.

The conservatory leads out onto the rear garden and is an ideal space for sitting out in the summer months.

FIRST FLOOR

The landing is lit by a window and gives access to all three bedrooms, the bathroom and has a loft access hatch.

Bedroom 1 is a double room overlooking the front, bedroom 2 is a double room overlooking the rear and bedroom 3 is a single room to the front with a handy over the stairs storage cupboard.

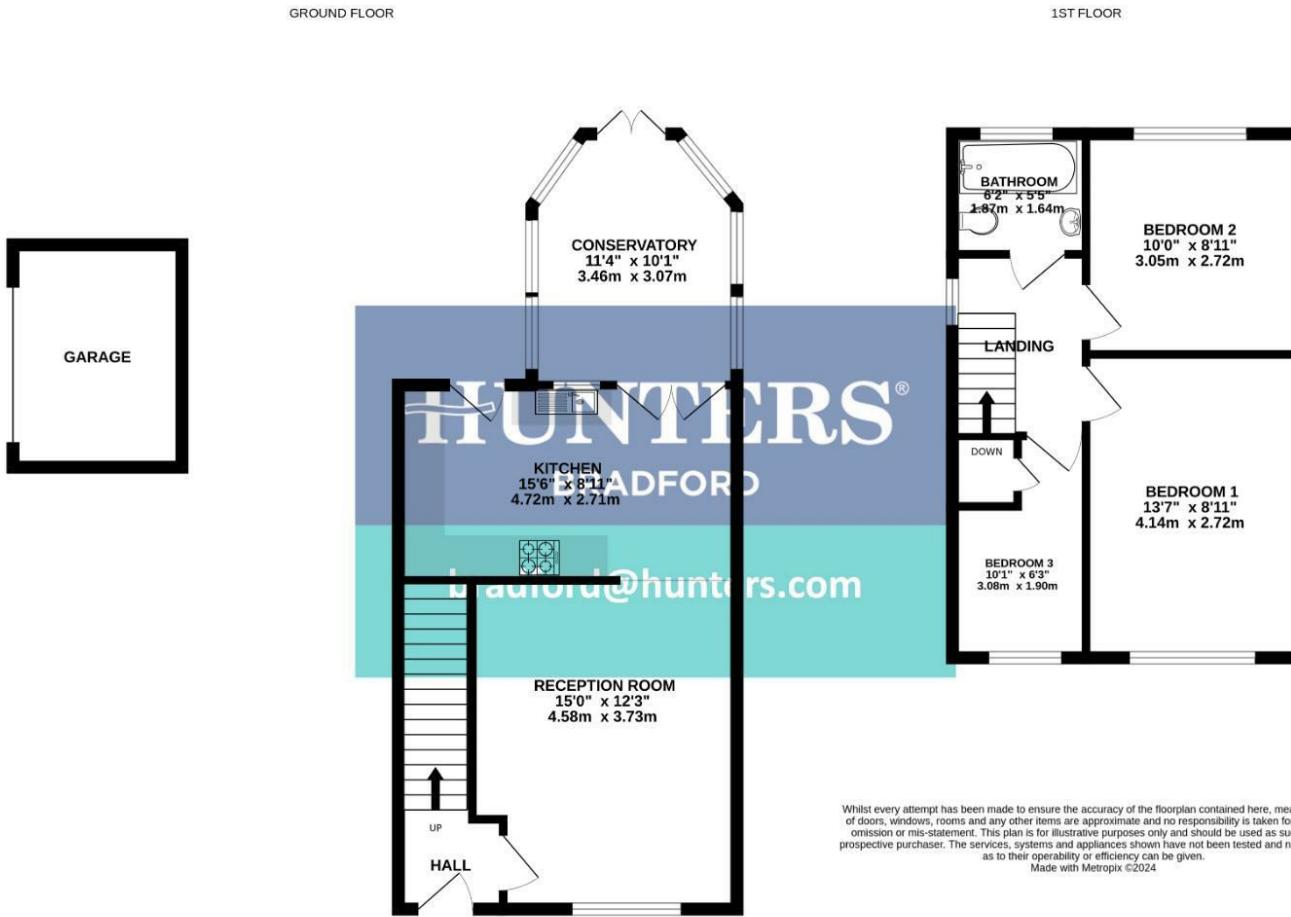
The bathroom is a modern three piece with bath (mixer shower over), basin, WC and has a heated towel rail.

EXTERNAL

To the front of the property is a lawn garden with side access to the rear patio garden, this is a great outdoor family space. Parking is provided by a single garage to the rear.







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 not 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		89
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(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.

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