



## Blackthorne Close, Eccleshill, Bradford, BD2 3EQ

- FOR FIRST TIME BUYERS OR INVESTORS / CHAIN FREE
- GROUND FLOOR WC
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZING
- LARGE REAR TERRACED GARDEN / DRIVEWAY FOR TWO CARS

- TWO BEDROOM SEMI-DETACHED PROPERTY
- MODERN KITCHEN
- MODERN THREE PIECE BATHROOM
- GAS CENTRAL HEATING
- COUNCIL TAX BAND B & EPC RATING GRADE B

**Asking Price £170,000**



# Blackthorne Close, Eccleshill, Bradford, BD2 3EQ - Asking Price £170,000

HUNTERS BRADFORD PRESENTS - BLACKTHORNE CLOSE BD2

Nestled in the charming area of Eccleshill is Blackthorne Close, Bradford, this delightful two-bedroom semi-detached house is a perfect opportunity for first-time buyers or savvy investors.

As you step inside, you are greeted by a hallway, then through to the cosy reception room, ideal for relaxing or entertaining guests. The property boasts a convenient ground floor WC, a well-equipped kitchen, and two spacious double bedrooms offering comfort and privacy.

The modern bathroom adds a touch of luxury to this lovely home, while the driveway provides parking space for two vehicles, ensuring convenience for residents.

The large rear terraced garden is a hidden gem, offering a tranquil outdoor space for al fresco dining or simply unwinding amidst nature.

With a council tax band that won't break the bank and an impressive EPC rating of Grade B, this property not only offers comfort and style but also efficiency and affordability.

Don't miss out on the chance to make this charming house your new home or a lucrative addition to your investment portfolio.

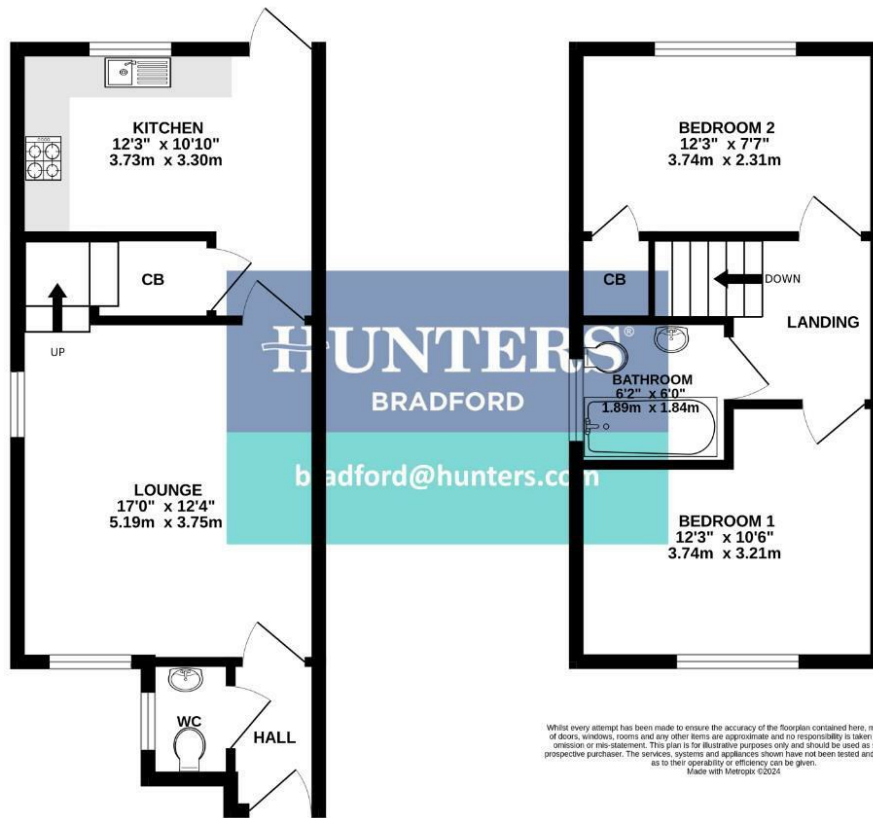
Book a viewing today and step into the potential of , Blackthorne Close in Eccleshill.





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

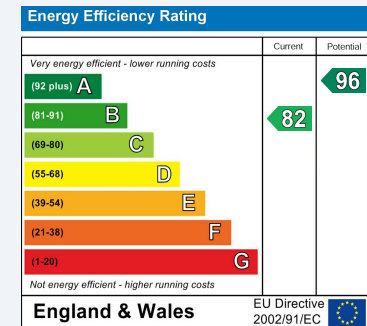
Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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.

