



Briardale Road, Heaton, Bradford, West Yorkshire, BD9 6PT

- FIRST TIME BUYERS / INVESTORS / LOOKING TO DOWNSIZE
- BEDROOM WITH FITTED WARDROBES
- ORIGINAL FEATURES OF BRICKWORK AND BEAMS
- REAR GARDEN PATIO
- COUNCIL TAX BAND B
- TWO BEDROOM MID BUNGALOW WITH ROOF SPACE TO EXTEND
- KITCHEN DINER
- DOUBLE GLAZING & CENTRAL HEATING
- DRIVEWAY PARKING
- EPC RATING GRADE E

Asking Price £125,000

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HERE TO GET *you* THERE

Briardale Road, Heaton, Bradford, West Yorkshire, BD9 6PT

DESCRIPTION

HUNTERS BRADFORD PRESENTS - BRIARDALE ROAD, HEATON, BD9

Nestled in Heaton is Briardale Road, Bradford, this delightful two-bedroom mid-terrace bungalow is a perfect find for first-time buyers, investors, or those looking to downsize.

As you step inside, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. The property boasts two inviting bedrooms, one of which features fitted wardrobes for ample storage. The original brickwork and beams add character and warmth to the space, creating a homely atmosphere.

One of the standout features of this bungalow is the roof space, offering the exciting potential to extend the property and truly make it your own. With a little imagination, this space could be transformed into a tranquil retreat, functional home office or additional bedrooms.

The double glazing throughout the property ensures a comfortable living environment, while the rear garden patio provides a lovely outdoor space to enjoy a morning coffee or host a summer barbecue. Parking is made easy with a driveway that accommodates one vehicle.

Situated in Council Tax Band B and with an EPC rating of Grade E, this bungalow not only offers charm and potential but also practicality and further efficiency.

Don't miss out on the opportunity to make this lovely property your own and create a place to call home in the heart of Heaton.





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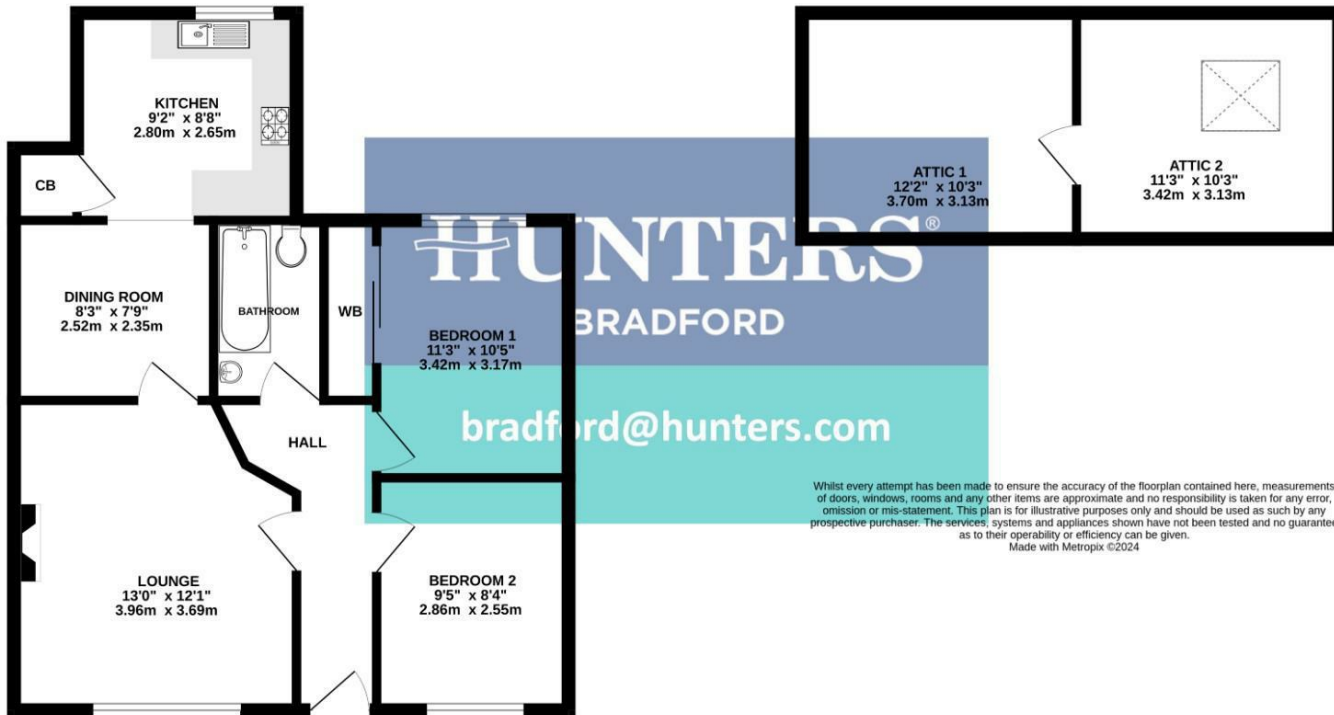
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GROUND FLOOR

ATTIC AREA



Viewings

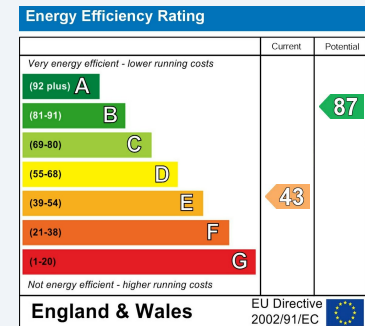
Please contact bradford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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