



## Suffolk Place, Bolton Outlanes, Bradford, West Yorkshire, BD2 1HF

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- MEDIA CENTRE AND LIGHTING IN THE LOUNGE
- MODERN STYLED KITCHEN
- REAR PATIO AND DECKING AREA
- COUNCIL TAX BAND C
- 25% SHARED OWNERSHIP PURCHASE
- DINING ROOM WITH SLIDING PATIO DOORS TO REAR GARDEN
- GROUND FLOOR WC
- FRONT AND REAR GARDENS - DRIVEWAY PARKING
- EPC RATING GRADE C

**Price £42,500**

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HUNTERS BRADFORD PRESENTS SUFFOLK PLACE - BD2

25% Ownership scheme - Leasehold Property - Term : 99 years from 11 November 1994

Current monthly rent £379 per month for the rental, this includes the buildings insurance and any management fees

PLEASE NOTE

YOU WILL BE BUYING TO LIVE IN, A 25% SHARE OF THE PROPERTY

THE HOUSING FIRM WILL OWN THE REMAINING 75% - YOU WILL NOT BE LIVING WITH ANYONE ELSE

Welcome to Suffolk Place, Bradford - a charming location for this delightful three-bedroom semi-detached family home. This property offers not just a house, but a warm and inviting space for you and your loved ones to create lasting memories.

As you step inside, you are greeted by two reception areas that provide ample space for entertaining guests or simply relaxing with your family. The lounge boasts a media centre and stylish lighting, perfect for cosy nights in. The dining room features sliding patio doors that lead out to the rear garden, seamlessly blending indoor and outdoor living.

The modern styled kitchen is a chef's dream, offering a functional space to whip up delicious meals. With a modern bathroom and a convenient ground floor WC, there will be no more morning rush or queues for the shower.

Outside, you'll find a rear patio and decking area, ideal for al fresco dining or enjoying a morning coffee. The front and rear gardens are perfect for green-fingered enthusiasts or for children to play in a safe environment. Parking will never be an issue with space for two vehicles on the driveway.

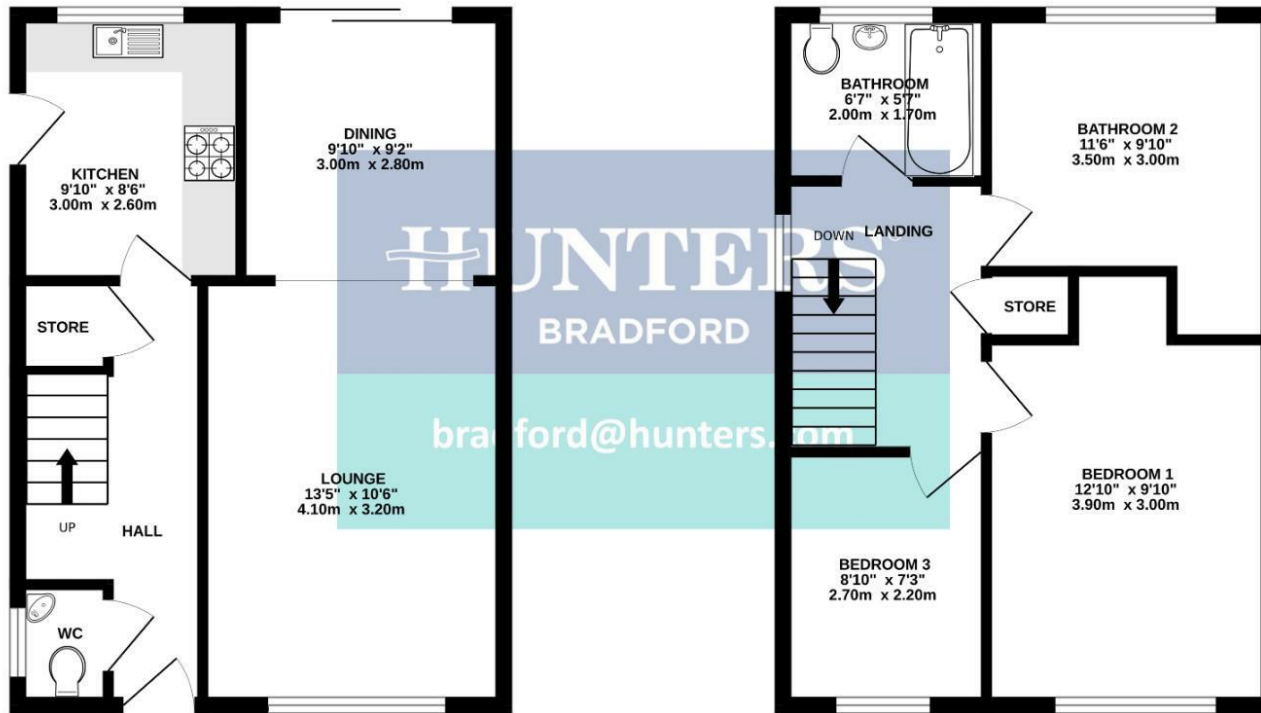
Located in a desirable area, this property falls under Council Tax Band C and boasts an EPC rating of Grade C, ensuring energy efficiency and cost savings.





GROUND FLOOR

FIRST 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**

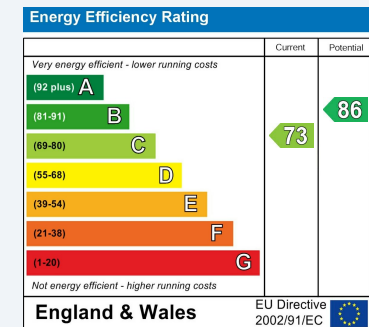
Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**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.



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