



## Arnold Place, Manningham, Bradford, West Yorkshire, BD8 8NH

- EXTENDED END TERRACE FAMILY HOME
- FOUR BEDROOMS
- SEPARATE DINING AREA
- CLOSE TO LOCAL AMENITIES, SCHOOLS, CITY CENTRE AND BRI HOSPITAL
- EPC RATING GRADE E
- ACCOMMODATION OVER THREE FLOORS
- POPULAR LOCATION
- CELLAR
- LOWER GROUND FLOOR W/C
- COUNCIL TAX BAND A

**Offers Over £150,000**





# Arnold Place, Manningham, Bradford, West Yorkshire, BD8 8NH

## DESCRIPTION

HUNTERS BRADFORD PRESENTS ARNOLD PLACE - BD8

Welcome to this charming end terrace house located in the popular Arnold Place, Bradford. This property boasts four bedrooms spread over three floors, providing ample space for a growing family or those in need of extra room.

The lower ground floor features a convenient additional WC and a two-room cellar, offering plenty of storage space or potential for a workshop or hobby area. The separate dining area is perfect for hosting family meals or entertaining guests.

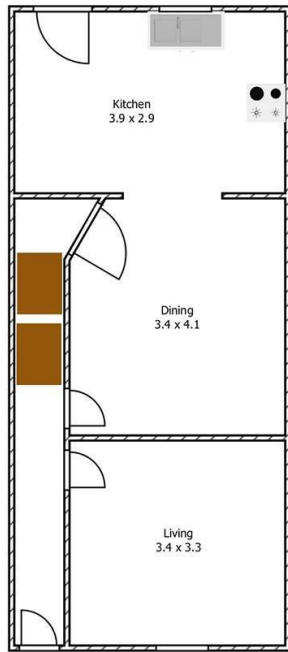
Situated close to local amenities, schools, the city centre, and the BRI Hospital, this property offers both convenience and accessibility. Whether you're looking for a family home or an investment opportunity, this extended end terrace house has a lot to offer.

Don't miss the chance to make this property your own in this sought-after location.

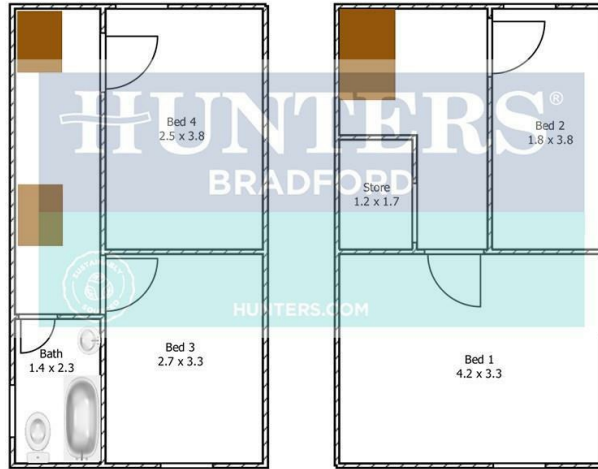






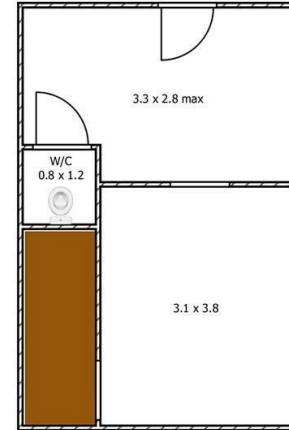


GROUND FLOOR



FIRST FLOOR

SECOND FLOOR



CELLAR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and scaling of doors/windows/utilities/appliances/fitings are approximate and no responsibility will be taken for any error, omission, or misrepresentation. This plan is for illustrative purposes only and should be used as such by any prospective buyer.

(Dimensions in metres)

### Viewings

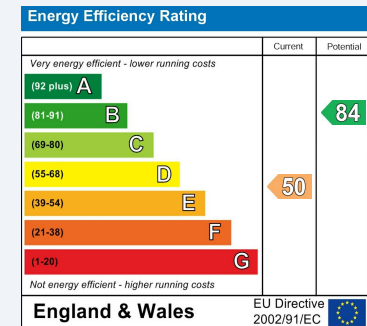
Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

