



## Ashfield - REF SR, Tong, Bradford, West Yorkshire, BD4 9RL

- THREE BEDROOM END TERRACED FAMILY HOME
- BEDROOM 1 WITH ENSUITE BATH / SHOWER ROOM
- SPACIOUS AND MODERN KITCHEN DINING ROOM
- PARKING IS VIA A SINGLE DETACHED GARAGE
- COUNCIL TAX BAND A
- ACCOMMODATION OVER FOUR FLOORS
- POSSIBLE CONVERSION OF TWO LARGE BASEMENT ROOMS INTO A GRANNY FLAT
- ADDITIONAL GARDEN AREA TO THE REAR
- REAR PATIO AND REAR LAWN GARDEN AREA
- EPC RATING GRADE D

**Offers In The Region Of £180,000**



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HUNTERS BRADFORD PRESENTS, ASHFIELD BD4

Nestled in the charming area of Ashfield, Tong, Bradford, West Yorkshire, this three-bedroom end-terraced family home is a true gem waiting to be discovered. Spread across four floors, this property offers ample space for comfortable living.

As you step inside, you are greeted by a good size, well presented reception room, leading to a spacious and kitchen dining room. The kitchen dining room is a modern and welcoming area, perfect for hosting family gatherings or intimate dinners with plenty of space for a good size dining table. The owners have recently installed a new oven, there is an electric hob and for those with larger families, there is no water meter, no worrying about the water bill. The kitchen has stairs leading to the basement rooms and a door to the rear patio garden



The accommodation boasts a total of three bedrooms, with the potential to convert two large basement rooms into a versatile granny flat, ideal for accommodating guests or extended family members. The family shower room is a modern three piece with shower, basin and WC.

The master bedroom features a four piece ensuite bath/shower room, adding a touch of luxury to everyday living. With 1,744 sq ft of living space, there is room for everyone to enjoy their own private sanctuary.



Outside, the property does not disappoint. the rear patio and lawn garden area provide the perfect setting for outdoor relaxation or entertaining, one area for adults and a fenced off area for the children, if the purchase is for a family. Parking is via a detached single garage to the rear.

Located in Council Tax Band A and with an EPC rating of Grade D, this home offers not only comfort and style but also efficiency.

Close to amenities, schools, with transport links to both Bradford and Leeds and the M62 motorway.

Don't miss the opportunity to make this charming townhouse your own and create lasting memories in this wonderful abode.



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## LOWER GROUND FLOOR

Basement Room 1  
15'0" x 12'10"

Basement Room 2  
14'11" x 13'10"

## GROUND FLOOR

Reception Room  
15'0" x 12'11"

Kitchen / Dining Room  
14'11" x 13'11"

## FIRST FLOOR

Landing

Bedroom 2  
15'1" x 12'10"

Bedroom 3  
9'5" x 10'11"

Shower Room  
5'7" x 8'2"

## FIRST FLOOR

Bedroom 1  
13'2" x 15'10"

Bedroom 1 Ensuite  
12'10" x 7'9"

## EXTERNAL

Rear Garden

Rear Patio

Single Detached Garage



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

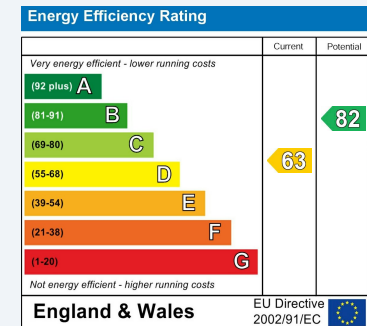
Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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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