



Bertie Street, Cutler Heights, Bradford, West Yorkshire, BD4 9LL

- THREE BEDROOM MID THROUGH TERRACE
- DINING KITCHEN
- GAS CENTRAL HEATING
- GARDENS FRONT AND REAR
- EPC RATING GRADE C
- OF INTEREST TO FIRST TIME BUYERS AND INVESTORS
- THREE PIECE BATHROOM SUITE
- DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES AND THE M62 MOTORWAY NETWORK
- COUNCIL TAX BAND A

Offers In The Region Of £120,000



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Nestled in the charming area of Cutler Heights, Bradford, this delightful three-bedroom mid-terrace house offers an excellent opportunity for first-time buyers and investors alike. Built in 1935, the property spans an impressive 969 square feet, providing ample space for comfortable living.

Upon entering, you are welcomed into a well-proportioned reception room, perfect for relaxation or entertaining guests. The heart of the home is the inviting dining kitchen, which is ideal for family meals and gatherings. The property also features a three-piece bathroom suite, ensuring convenience for all residents.

This home is equipped with gas central heating and double glazing, providing warmth and energy efficiency throughout the year. The front and rear gardens offer a lovely outdoor space for gardening enthusiasts or for enjoying a quiet moment in the fresh air.

Situated close to local amenities, this property benefits from easy access to shops, schools, and recreational facilities. Additionally, the M62 motorway network is just a short drive away, making commuting to nearby cities a breeze.

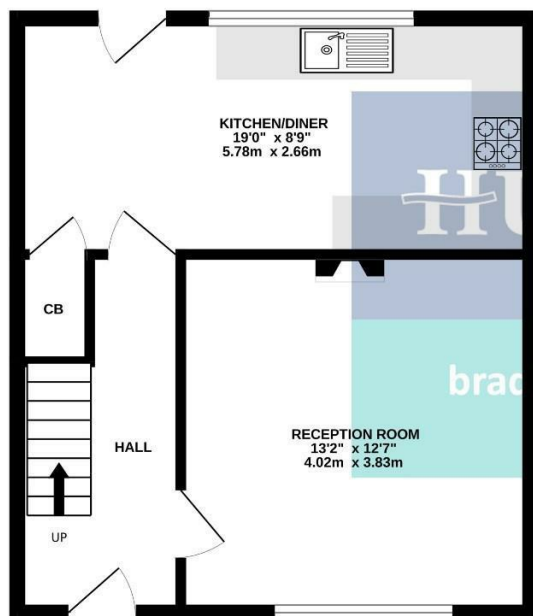
With an EPC rating of grade C and a council tax band of A, this property is not only economical but also a sound investment for the future.

Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this mid-terrace house on Bertie Street is certainly worth considering.

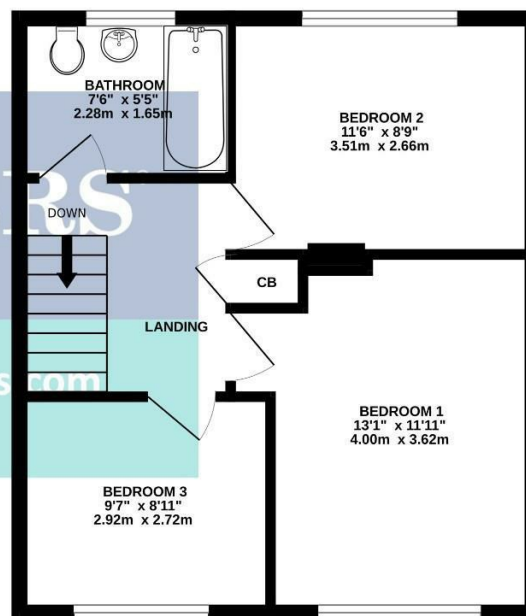




GROUND FLOOR



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

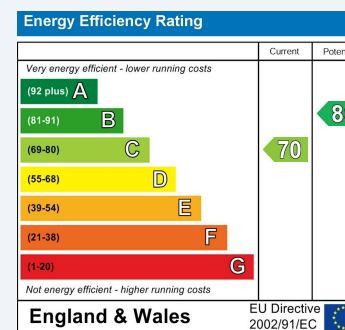
Please contact bradford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.