



## Friar Court, Thorpe Edge, Bradford, West Yorkshire, BD10 8DN

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- UTILITY ROOM
- THREE PIECE BATHROOM SUITE
- GAS CENTRAL HEATING - DOUBLE GLAZING
- COUNCIL TAX BAND A
- OF INTEREST TO FIRST TIME BUYERS / INVESTORS AND DOWNSIZERS ALIKE
- DINING KITCHEN
- BEDROOM WITH FITTED WARDROBES
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- EPC RATING GRADE D

**Offers In The Region Of £150,000**





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Nestled in the charming area of Friar Court, Bradford, this delightful three-bedroom semi-detached family home offers a perfect blend of comfort and convenience. Spanning an impressive 893 square feet, this property, built in the late 1940s, has been thoughtfully redecorated and features new carpets, making it an inviting space for first-time buyers, investors, or those looking to downsize.



Upon entering, you will find a spacious reception room that provides a warm and welcoming atmosphere, ideal for family gatherings or quiet evenings. The property boasts a well-appointed dining kitchen, perfect for enjoying meals with loved ones. Additionally, a utility room adds practicality to daily living, ensuring that all your household needs are met.



The three-piece bathroom suite is designed for both functionality and comfort, while one of the bedrooms features a fitted wardrobe, offering ample storage space. The home is equipped with gas central heating, ensuring warmth and comfort throughout the colder months.

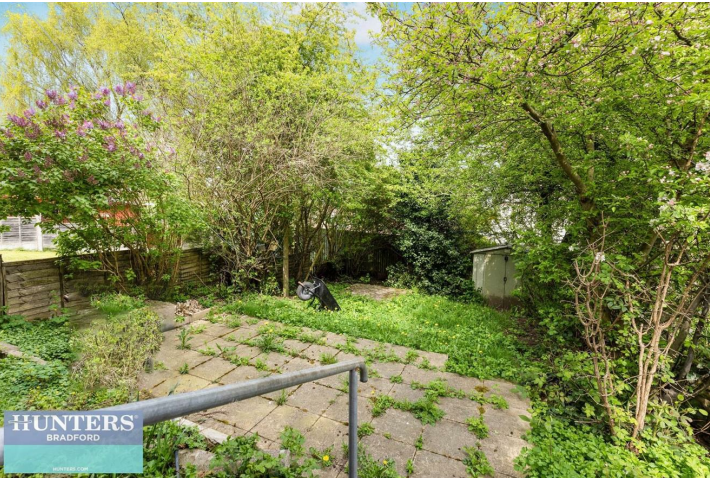
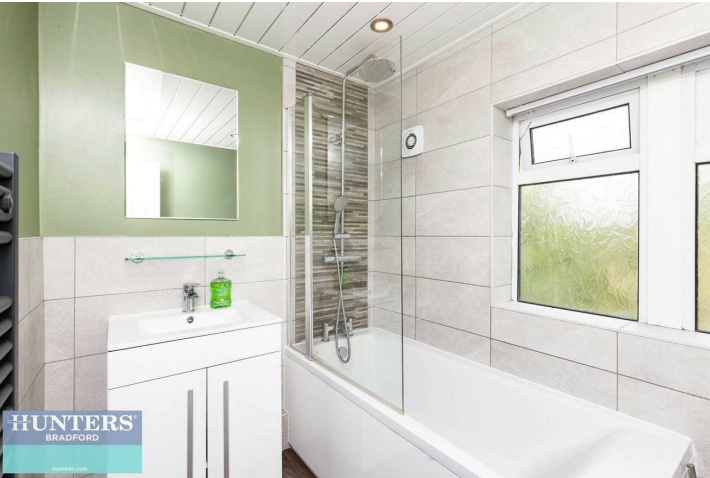
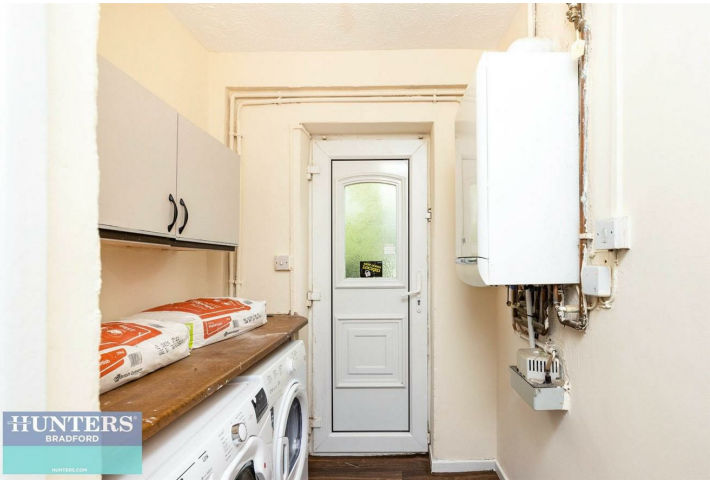
Situated close to local amenities and excellent transport links, this property is perfectly positioned for easy access to the wider Bradford area. With a council tax band of A and an EPC rating of grade D, this home presents an attractive opportunity for those seeking a well-located and manageable property.

In summary, this semi-detached house at Friar Court is a wonderful choice for anyone looking to establish a family home or invest in a property with great potential. Don't miss the chance to make this charming residence your own.





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GROUND FLOOR

Porch

Hallway

Living Room  
14'7" x 11'11"

Kitchen Diner  
18'0" x 8'7"

Utility Room  
9'0" x 5'8"

FIRST FLOOR

Landing

Bedroom 1  
12'10" x 9'2"

Bedroom 2  
10'9" x 9'10"

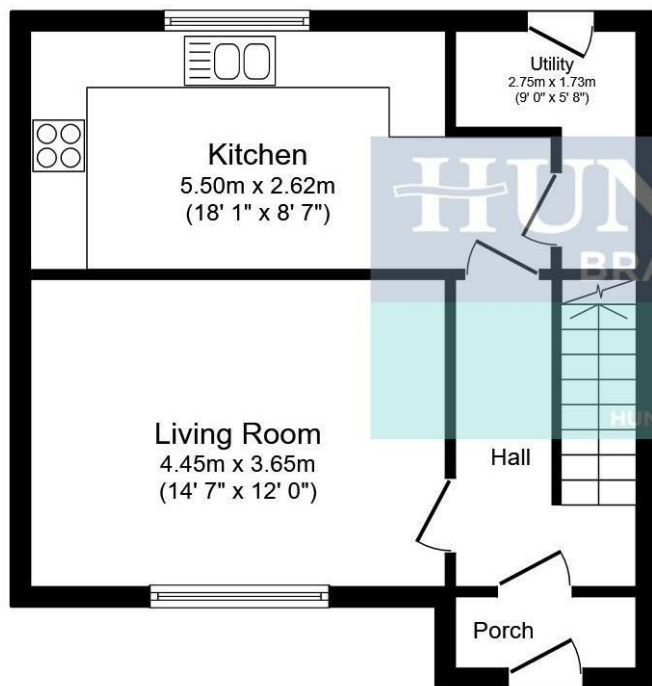
Bedroom 3  
9'11" x 7'1"

Bathroom  
7'8" x 5'8"

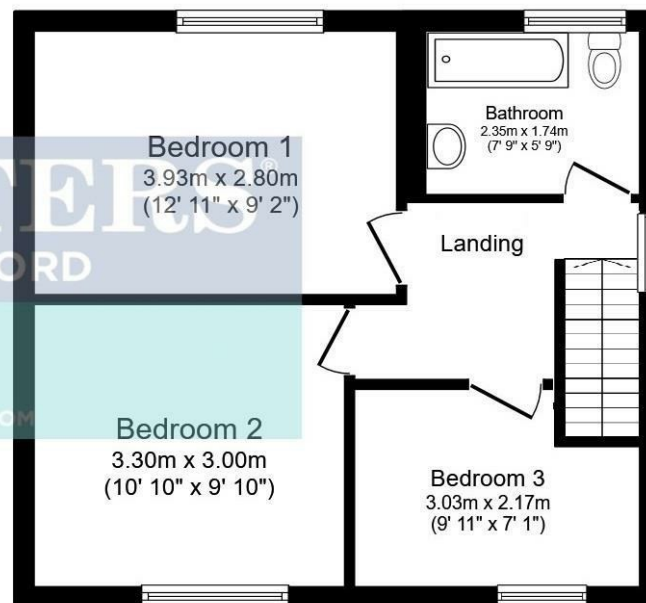
EXTERNAL

Front Garden

Rear Garden



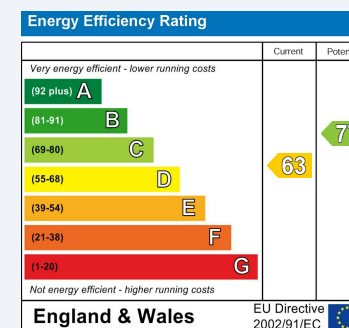
**Ground Floor**



**First Floor**

## 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.

### 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.