



## Woodhall Terrace, , Bradford, West Yorkshire, BD3 7BZ

- WELL PRESENTED TERRACE PROPERTY
- KITCHEN-DINER
- DOUBLE GLAZED
- ENCLOSED REAR GARDEN
- IDEAL FOR FAMILIES OR INVESTORS
- THREE BEDROOMS
- MODERN BATHROOM
- CLOSE TO LOCAL AMENITIES
- CELLAR
- EPC RATING D - COUNCIL TAX BAND A

**Asking Price £140,000**





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We are delighted to present this charming terraced house, currently listed for sale. The property has been well-maintained and is in good condition, ready for its new owners to move straight in. With a total of three bedrooms, one reception room, and one kitchen, the house offers ample space for a family or an investor seeking a solid addition to their portfolio.

The standout feature of this property is undoubtedly the spacious kitchen diner. It provides an ideal space for family meals, entertaining guests, or simply enjoying a quiet cup of tea in the morning. The reception room, featuring a fireplace, adds a cosy touch to this home, making it an inviting space to relax and unwind.



The house comprises three bedrooms - two double bedrooms and a single bedroom - providing flexibility and space for a growing family or guest accommodation. The modern bathroom is well appointed and contributes to the overall appeal of the property.

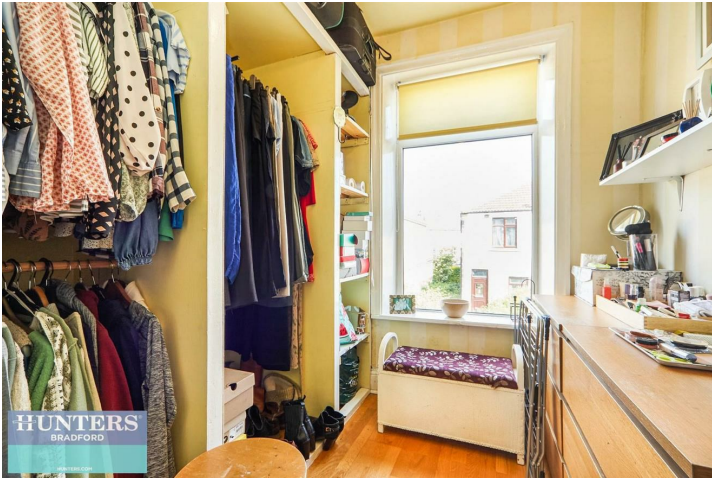
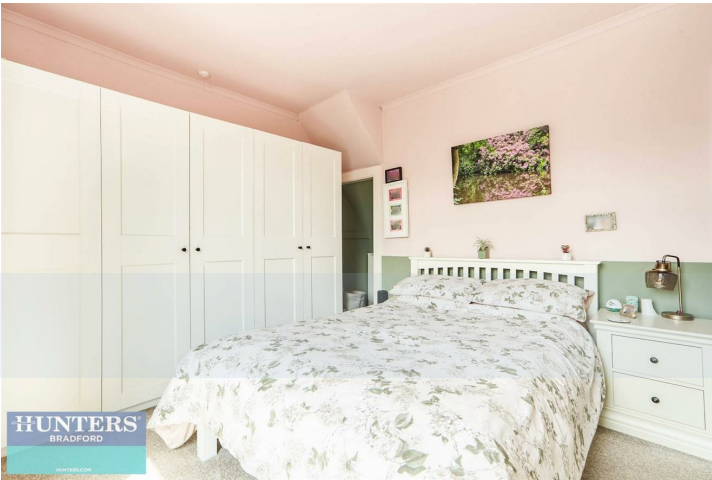
Adding to the charm of this home is the enclosed rear garden, a perfect spot for children to play safely or for adults to enjoy a leisurely summer evening. The property is double glazed throughout, ensuring energy efficiency is optimised.

In summary, this well-presented terraced house, with its unique features and practical layout, offers a wonderful opportunity for those seeking a comfortable and inviting home, ideal for first-time buyers, investors, and families alike.

EPC rating D and Council Tax Band A.



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CELLAR  
3.48x1.71

GROUND FLOOR

Living Area  
13'6" x 11'4"

Kitchen/Diner  
13'4" x 12'2"

FLOOR ONE

Bedroom Two  
13'1" x 11'6"

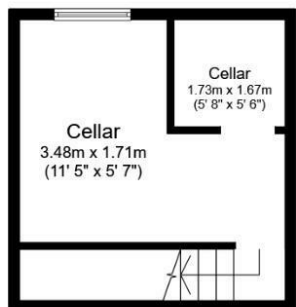
Bedroom Three  
9'3" x 7'4"

Bathroom  
9'3" x 5'4"

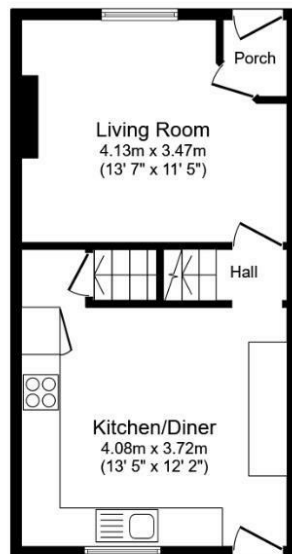
SECOND FLOOR

Bedroom One  
19'0" x 13'4"

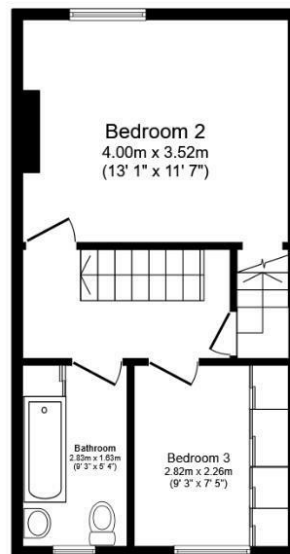




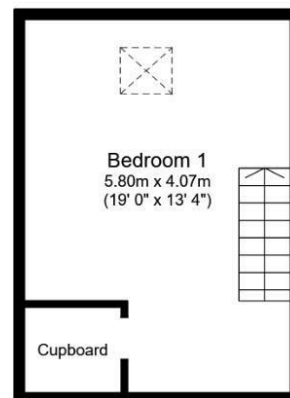
**Cellar**  
Floor area 18.1 sq.m. (194 sq.ft.)



**Ground Floor**  
Floor area 33.8 sq.m. (364 sq.ft.)



**First Floor**  
Floor area 33.8 sq.m. (364 sq.ft.)



**Second Floor**  
Floor area 24.0 sq.m. (258 sq.ft.)

**Total floor area: 109.7 sq.m. (1,181 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

### 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

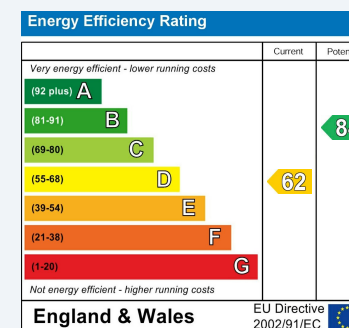
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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## 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.

