



Woodhall Terrace, Bradford, West Yorkshire, BD3 7BZ

HUNTERS®

Sales ▪ Lettings ▪ Management

- WELL PRESENTED TERRACE PROPERTY
- MODERN KITCHEN-DINER
- DOUBLE GLAZED
- ENCLOSED REAR GARDEN
- IDEAL FOR FAMILIES OR INVESTORS

- THREE BEDROOMS AND OCCASIONAL ROOM
- LIVING ACCOMMODATION OVER THREE FLOORS
- CLOSE TO LOCAL AMENITIES
- CELLAR FOR STORAGE
- EPC RATING C - COUNCIL TAX BAND A

Offers In Excess Of £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 with a additional occasional room - providing flexibility and space for a growing family or guest accommodation. The property also benefits from a porch to the rear 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.





GROUND FLOOR

Living Room

13'2" x 12'3"

Kitchen

13'2" x 12'4"

FIRST FLOOR

Family Bathroom

9'1" x 4'11"



Bedroom Two

13'3" x 11'5"

Bedroom Three

9'4" x 7'9"

SECOND FLOOR

Bedroom One

12'9" x 9'5"

Occasional Room

12'7" x 8'3"

BASEMENT LEVEL

Cellar Room One

12'9" x 11'4"

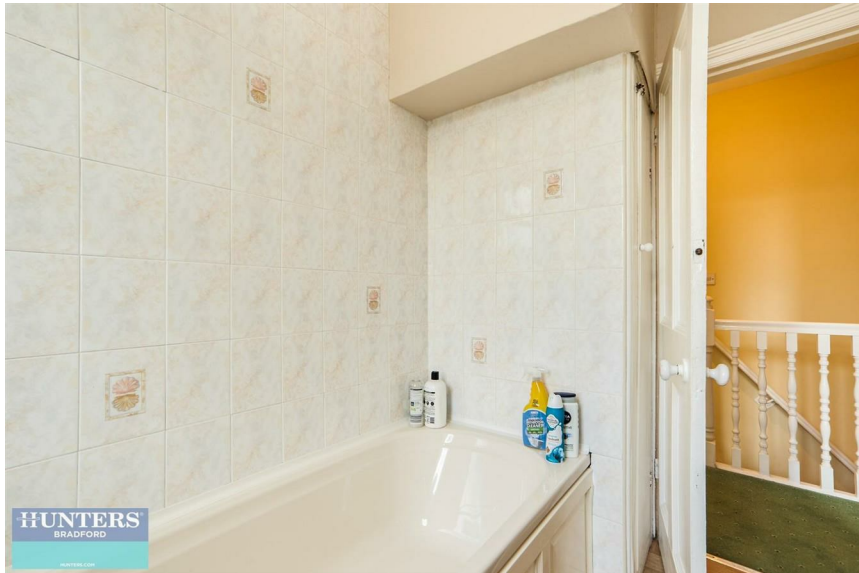
Cellar Room Two

5'9" x 5'0"





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. 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.





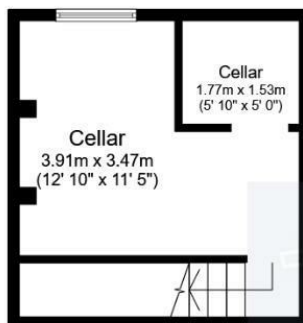




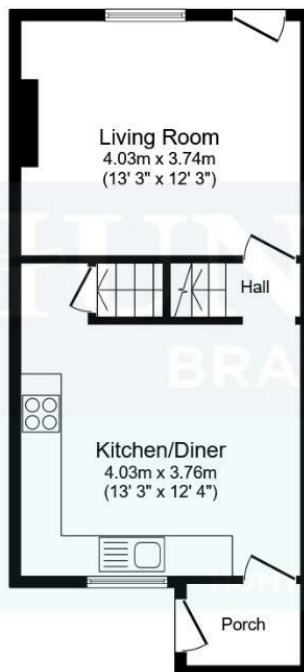


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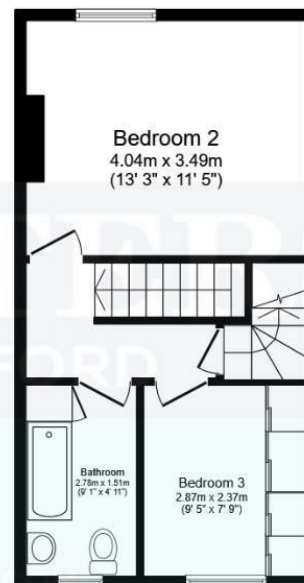
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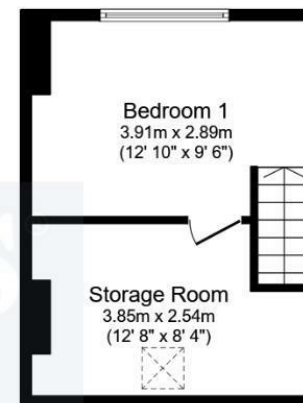
Cellar
Floor area 18.1 sq.m. (194 sq.ft.)



Ground Floor
Floor area 36.1 sq.m. (388 sq.ft.)



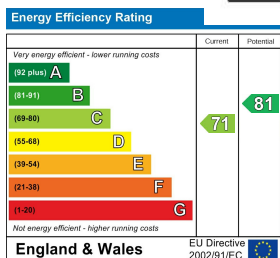
First Floor
Floor area 33.8 sq.m. (364 sq.ft.)



Second Floor
Floor area 22.8 sq.m. (246 sq.ft.)

Total floor area: 110.8 sq.m. (1,193 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



Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bradford -
01274 393955 <http://www.hunters.com>



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