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Sales ▪ Lettings ▪ Management

Draughton Street, Bradford, West Yorkshire, BD5 9QQ

- TERRACE - FRONT -BACK TO BACK
- SEPARATE KITCHEN
- DUAL ASPECT LIVING ROOM
- EXCELLENT TRANSPORT LINK AND EASY ACCESS TO MOTORWAYS
- ON STREET PARKING
- THREE BEDROOMS AND A OCCASIONAL ROOM
- ACCOMODATION OVER THREE FLOORS
- IDEAL FOR FIRST TIME BUYERS/ INVESTORS
- CLOSE TO LOCAL AMENITIES
- EPC RATING GRADE D - COUNCIL TAX BAND A

Offers In The Region Of £90,000

Draughton Street, Bradford, West Yorkshire, BD5 9QQ

Presenting this well-proportioned three-bedroom front back-to-back end terraced house, now available for sale. Situated in a location renowned for its excellent public transport links, nearby schools, and a wealth of local amenities, this property offers both convenience and comfort, ideal for a variety of purchasers.

The accommodation is arranged over three floors and is neutrally decorated throughout, providing a blank canvas ready for personal touches. Step inside to find a spacious living room, perfect for relaxing or entertaining guests. The property benefits from a separate kitchen, designed to cater for daily family life and hosting in equal measure.

Upstairs, the home comprises three bedrooms, ensuring ample sleeping accommodation for families or those looking to work from home with additional space. An attic bedroom, thoughtfully split into two areas, offers flexibility as an occasional room, study, or guest area depending on requirements. The property also features a three piece bathroom suite, complementing the comfort and practicality of the home.

Externally, the house boasts a front garden, providing a welcoming approach and a pleasant outdoor space for gardening or relaxing. Convenient on-street parking adds further appeal for residents and visitors alike.

Early viewing is highly recommended to fully appreciate the space, style, and superb location on offer. Please contact our office to arrange your appointment.

EPC RATING GRADE D - COUNCIL TAX BAND A





GROUND FLOOR

Living Room

15'2" x 13'5"

Kitchen

11'8" x 5'11"

FIRST FLOOR

Bedroom One

15'0" x 13'5"

Bedroom Three

8'8" x 4'1"

SECOND FLOOR

Bedroom Two

11'11" x 10'1"

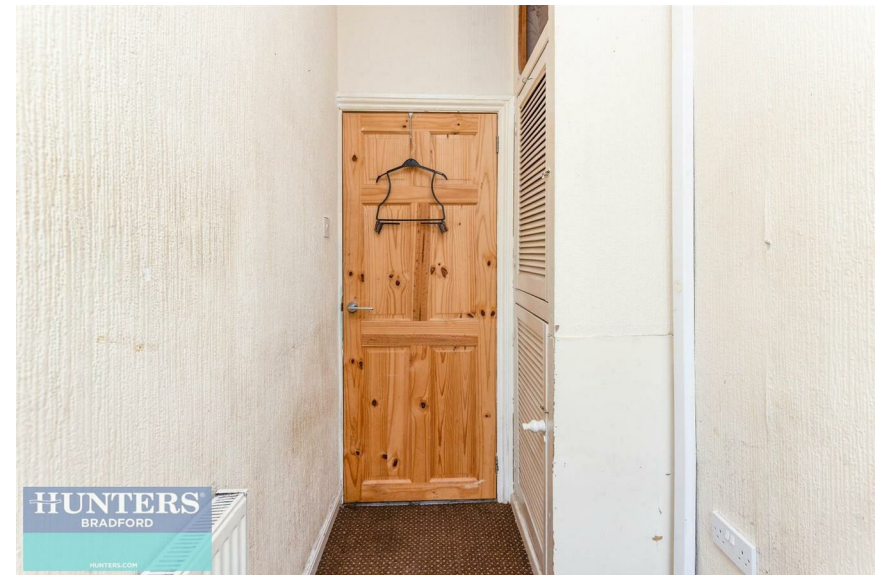
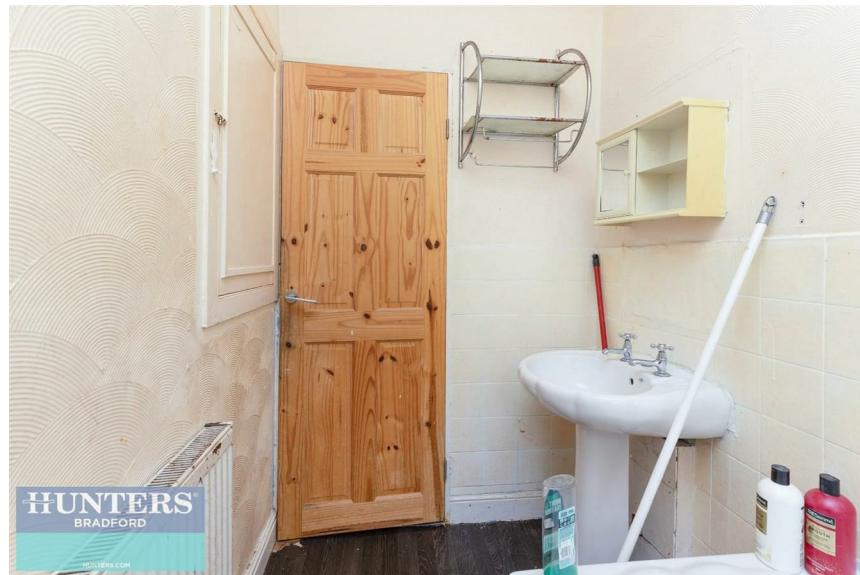
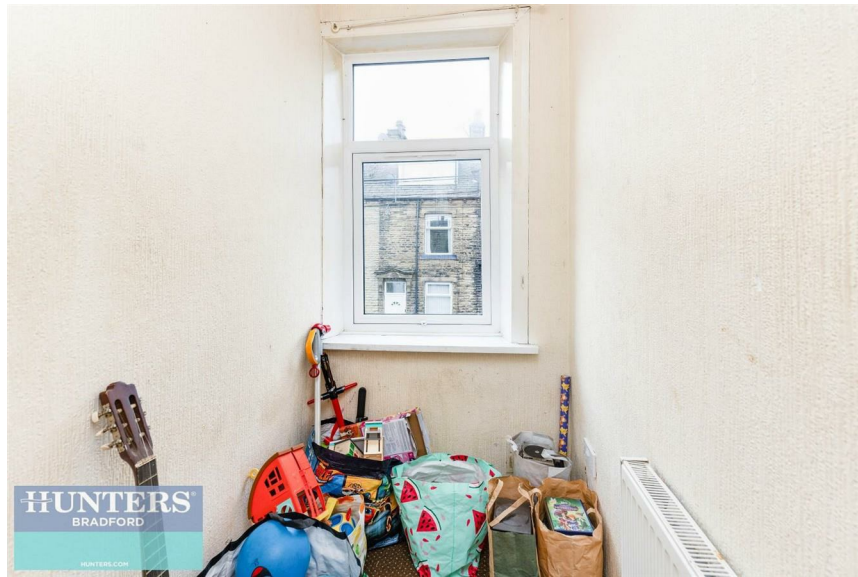
Occasional Room

10'2" x 8'11"





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.



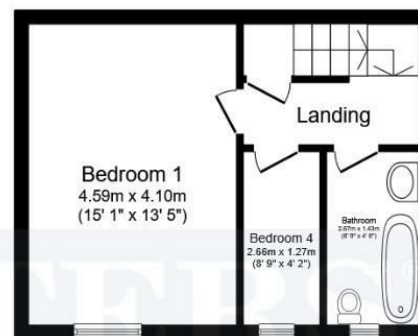






Ground Floor

Floor area 27.8 sq.m. (300 sq.ft.)



First Floor

Floor area 27.8 sq.m. (299 sq.ft.)

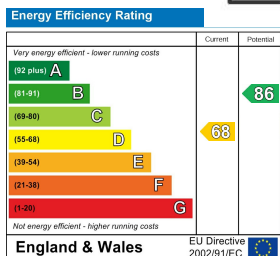


Second Floor

Floor area 18.6 sq.m. (201 sq.ft.)

Total floor area: 74.3 sq.m. (800 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 <https://www.hunters.com>



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