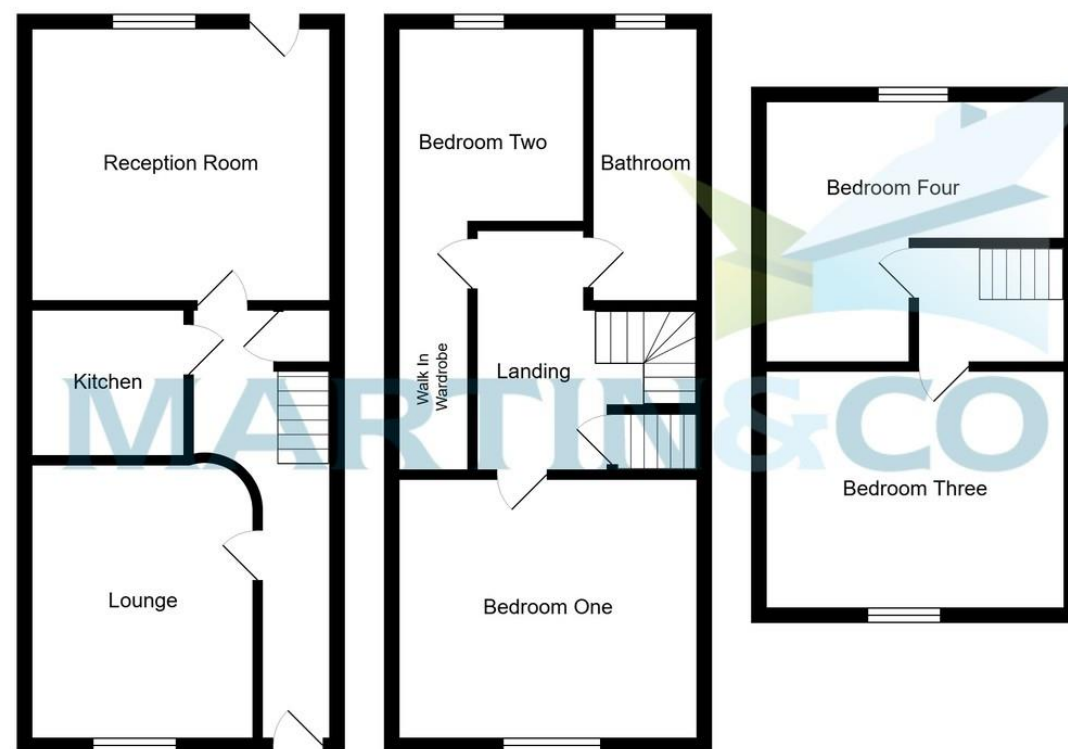




Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Kensington Street, Bradford, BD8

Offers Over £190,000 Freehold

Four Bedroom Mid Terrace

EPC Rating: D

Martin & Co Saltaire
34-36 Bingley Road • Shipley • BD18 4RU
T: 01274589132 • E: saaltire@martinco.com

01274589132
<http://www.martinco.com>



Kensington Street
Bradford
BD8

Key features:

- Four Bedroom Mid Terrace
- Four Double Bedrooms
- Two Reception Rooms
- Cellar
- Gardens Front & Rear
- Option For Tenant In Situ
- Popular Residential Location
- Perfect For Families

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

This terraced house is for sale in a sought after location on Kensington Street, Bradford. The property is presented in good condition and features four double bedrooms, making it an attractive option for families, first time buyers, and investors alike. There is also an option to purchase with tenant in situ.

The house offers two separate reception rooms, each with a fireplace and large windows that provide ample natural light, with one room offering direct access to the garden. The kitchen is equipped with built-in pantries, providing practical storage solutions. The bathroom is well-appointed with a separate bath and a shower cubicle.

All bedrooms are doubles, with one benefiting from a walk-in closet. Outside, the garden provides additional space for relaxation or entertaining.

The property benefits from proximity to several reputable schools, making it a practical choice for families. Kensington Street is well-connected, with access to public transport links nearby. Bradford Interchange and Bradford Forster Square train stations are both within easy reach, offering frequent services to Leeds in under 25 minutes and further connections to Manchester and Sheffield. Local bus routes provide access to surrounding neighbourhoods and amenities.

Residents will find local shops, cafés, and amenities on nearby high streets, while city centre attractions, including the Broadway Shopping Centre and City Park, are a short drive or bus ride away. There are several parks within walking distance, providing green space for leisure and recreation.

Viewings are encouraged to fully appreciate what this versatile home in a well-connected area has to offer.

HALL

LOUNGE 11' 1" x 13' 5" (3.4m x 4.1m)

KITCHEN 7' 6" x 7' 2" (2.3m x 2.2m)

RECEPTION ROOM 14' 9" x 13' 5" (4.5m x 4.1m)

BEDROOM ONE 15' 1" x 14' 1" (4.6m x 4.3m)

BEDROOM TWO 8' 6" x 13' 5" (2.6m x 4.1m)

BATHROOM 4' 11" x 14' 1" (1.5m x 4.3m)

BEDROOM THREE 13' 5" x 12' 1" (4.1m x 3.7m)

BEDROOM FOUR 13' 5" x 12' 5" (4.1m x 3.8m)

