



## Bolingbroke Street, Little Horton, Bradford, West Yorkshire, BD5

- TWO BEDROOM TERRACED HOUSE
- DOUBLE GLAZING AND HEATING
- HOB/EXTRACTOR AND OVEN
- UNFURNISHED
- COUNCIL TAX BAND A
- IDEAL FOR PROFESSIONAL COUPLES AND FAMILIES
- DINING FITTED KITCHEN
- FRONT DRIVEWAY
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA
- EPC RATING GRADE D

**£675 Per Calendar Month - Deposit £778**

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## DESCRIPTION

HUNTERS BRADFORD PRESENTS - BOLINGBROKE STREET - BD5

Nestled in the heart of Bolingbroke Street, Bradford, this charming two-bedroom terraced house is a perfect haven for professional couples and families alike. The property boasts a cosy reception room, ideal for relaxing and entertaining guests, along with two well-appointed bedrooms and a modern bathroom.

Step into the inviting atmosphere of this home and discover a range of features designed to enhance your lifestyle. The house is equipped with double glazing and heating to keep you warm and comfortable throughout the year. The dining fitted kitchen comes complete with a hob, extractor, and oven, making meal preparation a breeze.

Outside, you'll find a convenient front driveway, providing parking space for your vehicle. The property is offered unfurnished, allowing you the freedom to decorate and style the space to your taste and preferences.

Situated in a vibrant neighbourhood, this home offers easy access to local amenities, schools, and excellent transport links, ensuring that everything you need is within reach. With a council tax band A and an EPC rating grade D, this property combines comfort and practicality in a desirable location.

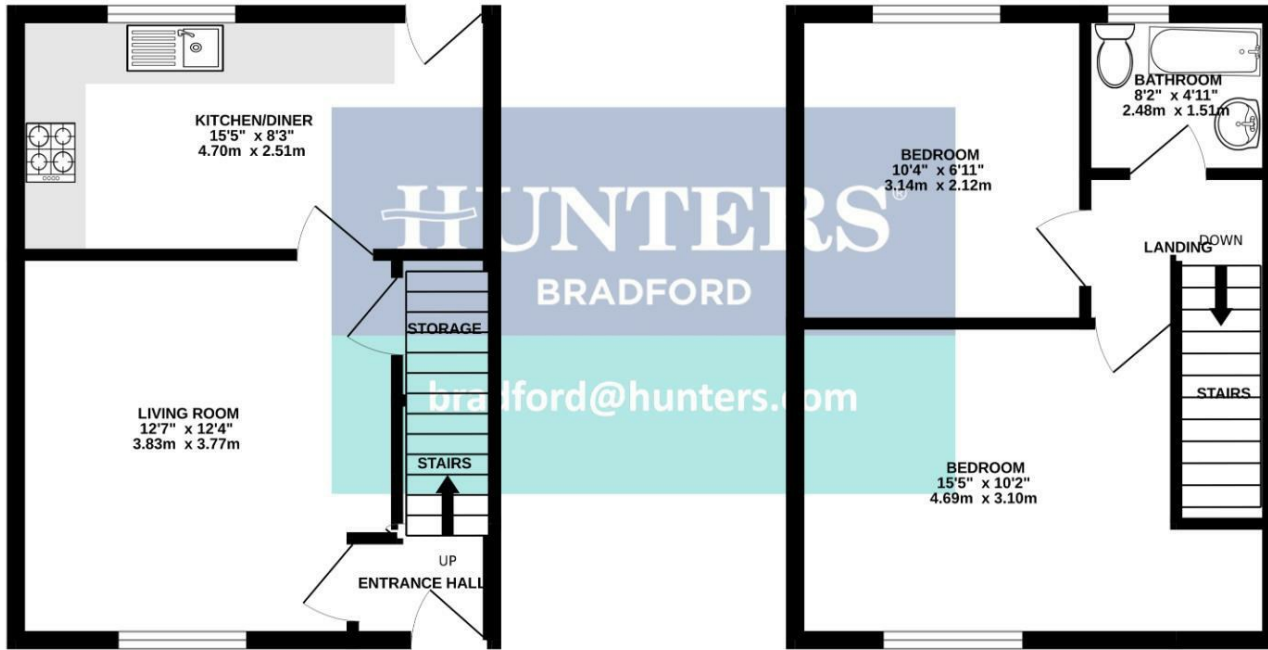
Don't miss the opportunity to make this lovely terraced house your new home sweet home in Bradford.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

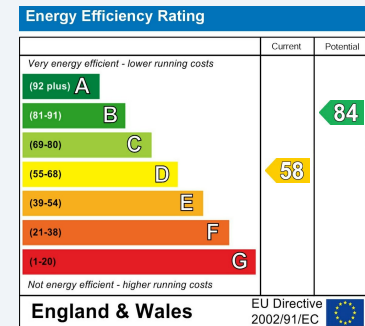
Please contact [bradford.lettings@hunters.com](mailto:bradford.lettings@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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.



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