

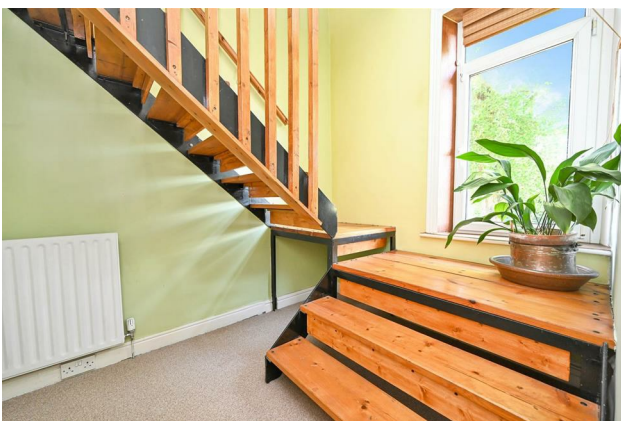
# HUNTERS®

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20 Bateson Street, Bradford, West Yorkshire, BD10 0BE

Offers In The Region Of £189,950

Property Images



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## Property Images



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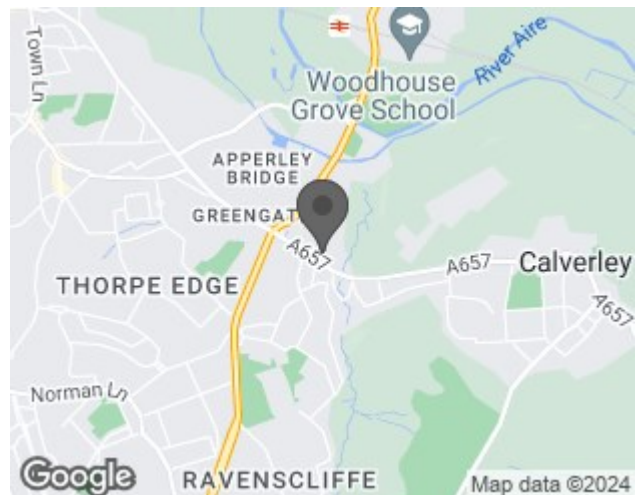
Total Area: 93.8 m<sup>2</sup> ... 1010 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Map



## Details

Type: House - End Terrace Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

Welcome to this charming stone terraced property nestled in the heart of Greengates, offering a perfect blend of character and convenience. Boasting two bedrooms spread across three floors, this home is an ideal choice for first-time buyers, investors exploring buy-to-let opportunities, or those seeking a comfortable downsizing option.

The property enjoys a sought-after location on the Leeds/Bradford border, ensuring easy access to local amenities and the nearby Apperley Bridge Train Station. Embracing modern comfort, the house features gas central heating and upvc double glazing.

Upon entering, you are greeted by an inviting entrance porch leading to a well-appointed hallway. The ground floor encompasses a cozy lounge and a fitted kitchen, providing a delightful space for relaxation and culinary pursuits. Ascend to the first floor, where you'll find a generously sized bedroom and a pristine white house bathroom. The second floor reveals a versatile attic bedroom, offering flexibility in usage.

Outside, the property boasts both front and rear gardens, providing a tranquil outdoor space to enjoy. A notable feature is the potential for expansion, with previous planning permission granted for a rear kitchen/diner extension. This presents an exciting opportunity for those looking to customize and enhance their living space.

Whether you're stepping onto the property ladder, considering an investment, or seeking a more manageable home, this stone terraced property in Greengates beckons with its warmth, convenience, and the promise of future possibilities. Don't miss the chance to make this delightful residence your own.

## Features

- STONE TERRACE • CUL DE SAC POSITION • NO ONWARD CHAIN • ENCLOSED GARDEN TO REAR • CHARMING FEATURES THROUGHOUT • CLOSE TO SHOPS, AMENITIES AND TRAIN STATION • GAS HEATING AND DOUBLE GLAZING • IDEAL FOR YOUNG FAMILY • IDEAL BUY TO LET INVESTMENT