

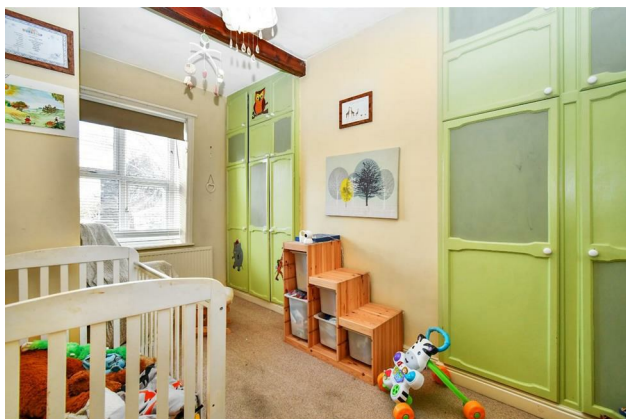
# HUNTERS®

HERE TO GET *you* THERE

121 Carrbottom Road, Greengates, Bradford, West Yorkshire, BD10 0BD

Asking Price £250,000

Property Images





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## Property Images





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## Carrbottom Road, Greengates, Bradford, BD10

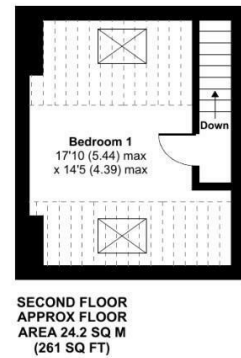
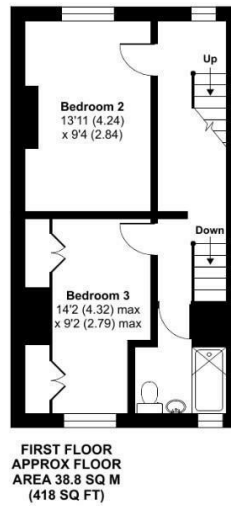
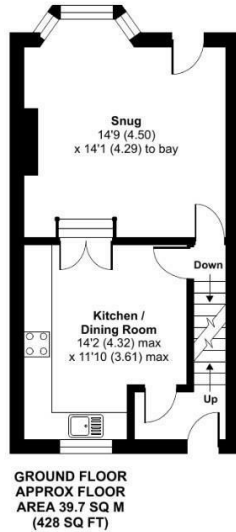
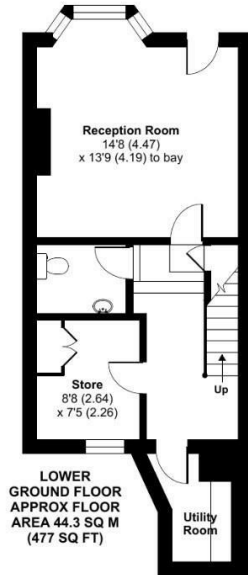
Approximate Area = 1443 sq ft / 134.1 sq m

Limited Use Area(s) = 141 sq ft / 13.1 sq m

Total = 1584 sq ft / 147.2 sq m

For identification only - Not to scale

Denotes restricted  
head height

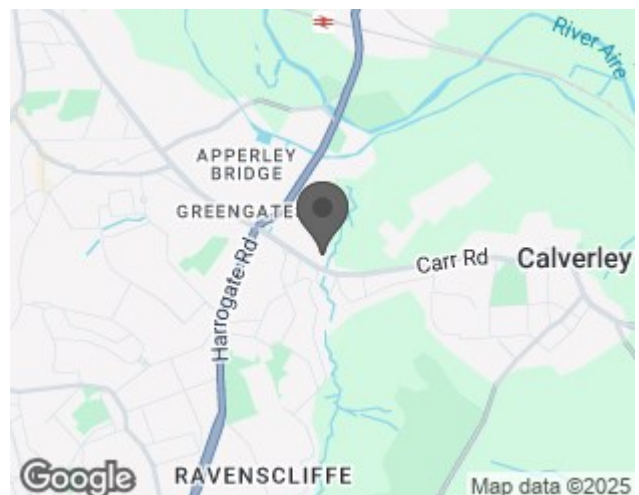


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Hunters Property Group. REF: 943261

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

## Map



## Details

Type: House - Townhouse Beds: 3 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

Looking out over woodland this substantial, and very deceptive stone built property offers flexible and versatile accommodation over four floors. With charming features throughout the property would benefit from some cosmetic updating but has been priced to allow for the successful purchaser to add their stamp on the property.

Accommodation briefly consists of an entrance hallway, dining kitchen and a lounge with bay window offering uninterrupted woodland views. TO the lower ground floor can be found the sitting room again with bay window and woodland views, a guest wc, utility room and useful store. Bedrooms two and three are on the first floor along with the main house bathroom. The master bedroom occupies the entire top floor.

The property is situated within this popular area with excellent access to several primary and secondary schools, a wide range of amenities including a gym and Costa coffee, a train station and picturesque woodland walks.

Externally there is a courtyard garden to the front and a terraced garden to the rear which stretches down towards the woods.

## Features

- VIEWS OVER WOODLAND • OVER FOUR FLOORS • CONVENIENT LOCATION • CHARACTERFUL FEATURES • VERY SPACIOUS • IN NEED OF SOME UPDATING • LARGE GARDENS TO REAR • CLOSE TO SCHOOLS AND TRAIN STATION • ATTIC BEDROOM • EPC RATING =