



8 Jer Lane, Bradford, BD7 4NP

£135,000

- TWO BEDROOM MID-TERRACE
- MODERN COMBI BOILER
- UPVC DOUBLE GLAZING
- FOUR PIECE BATHROOM
- POPULAR LOCATION
- GAS CENTRAL HEATING
- CONTEMPORARY FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- WELL MAINTAINED & PRESENTED
- CLOSE TO LOCAL AMENITIES

8 Jer Lane, Bradford BD7 4NP

**** TWO BEDROOM MID THROUGH TERRACE ** GARDENS FRONT & REAR ** OVER LOOKING CRICKET GROUND ** TWO DOUBLE BEDROOMS **** Bronte Estates are delighted to list for sale this well presented stone-built terrace property at Horton Bank Top, positioned on a no-through-road and enjoying an open aspect to the front. To the ground floor is an entrance porch, vestibule, lounge and a modern fitted kitchen. To the first floor is a spacious bathroom and master bedroom, with an overall attic bedroom to the second floor. Well presented gardens to the front and rear, plus a new kitchen and boiler fitted in recent years. An ideal starter home or perhaps for those down-sizing. Early viewing advised.



Council Tax Band: A



Front Entrance Porch

UPVC door and windows with a door to:

Vestibule

Door to the lounge.

Lounge

13'10" x 12'10"

Window to the front, central heating radiator, living flame gas fire with modern fire surround.

Kitchen

10'3" x 6'3"

Window to the rear, door leading garden, stainless steel sink and drainer, plumbing for dishwasher, gas cooker and oven with extractor fan, modern wall and base units.

First Floor

Landing area with doors off to the master bedroom, bathroom and a door with stairs to the attic bedroom. Central heating radiator.

Bedroom One

13'6" x 10'11"

Window to the front, central heating radiator, 5 door fitter wardrobes.

Bathroom

9'4" x 7'10"

Window to the rear, central heating radiator, bath with telephone style taps, double width shower enclosure, glass sliding door and mains shower, pedestal wash basin, W/C.

Second Floor

Bedroom Two

12'4" x 10'6"

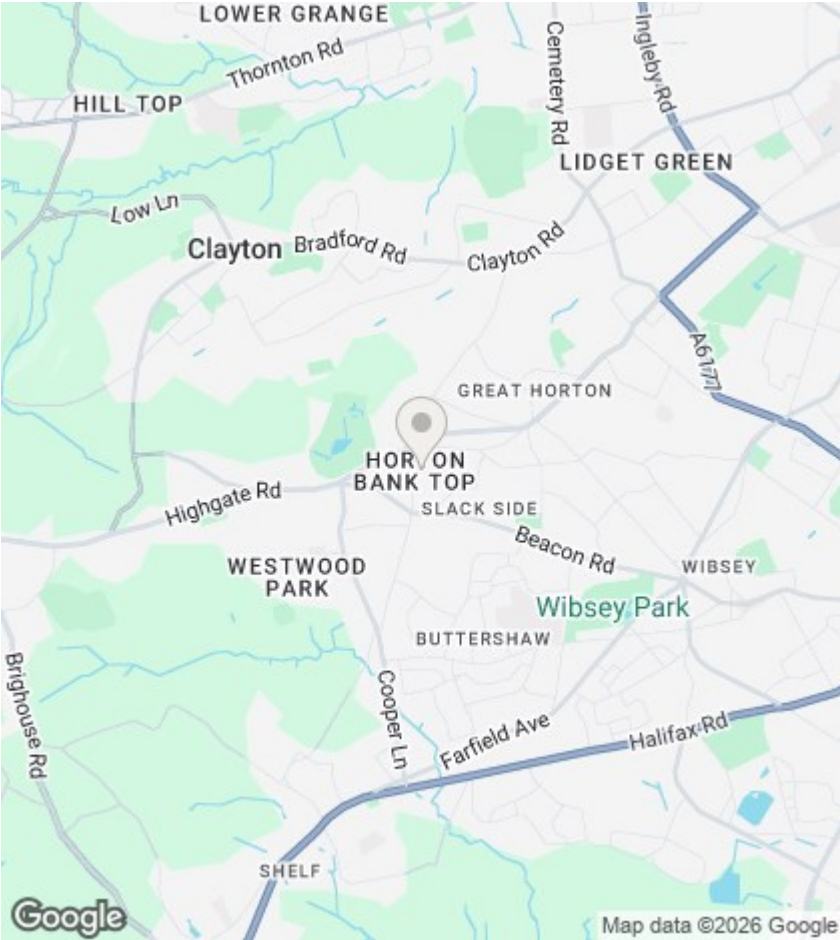
Dormer window to the front, central heating radiator, storage available in the eaves and a large store cupboard.

External

Enclosed rear garden, paved patio and flower beds, external water tap and fenced boundary. To the front there is a small paved garden with open outlook over the cricket field.







Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC