



Ellerton Street, Bradford, BD3 8AD

- THREE BEDROOM MID-TERRACE PROPERTY
- ONE RECEPTION ROOM
- GROUND FLOOR WC
- FRONT DRIVEWAY PARKING
- COUNCIL TAX BAND B - AWAITING EPC GRADE

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- GREAT FIRST TIME BUYERS / INVESTMENT / FAMILY HOME
- KITCHEN/DINER
- FAMILY BATHROOM
- REAR GRAVELLED GARDEN
- VIEWINGS EARLY DECEMBER

Offers Over £150,000

Ellerton Street, Bradford, BD3 8AD

This three-bedroom mid-terrace property presents a practical living solution. The exterior features a stone facade and a front driveway providing off-street parking.

PLEASE NOTE - VIEWINGS WILL NOT TAKE PLACE UNTIL EARLY DECEMBER 2025

Upon entry, a hallway leads to the principal reception room. The living area is neutrally decorated with laminate flooring, offering ample space for furnishings. Adjacent to this is the fitted kitchen/diner, equipped with wall and base units, integrated cooking appliances, and space for further white goods, alongside room for a dining table. A convenient ground floor WC is also situated on this level.

Ascending to the first floor, a landing provides access to three bedrooms. These comprise two double bedrooms and one single bedroom, all finished with neutral decor, providing flexible accommodation options.

The family bathroom completes the upper floor, featuring a three-piece suite including a bath with an electric shower over, a toilet, and a pedestal basin.

To the rear, the property benefits from an enclosed gravelled garden area with a paved pathway and a storage shed, offering a low-maintenance outdoor space.





GROUND FLOOR

Hallway

Reception Room
18'3" x 10'0"

Kitchen Diner
10'11" x 12'2"

Ground Floor WC
.314'11" x 5'10"



FIRST FLOOR

Landing

Bedroom 1
10'9" x 12'1"

Bedroom 2
10'7" x 12'0"

Bedroom 3
7'7" x 7'9"



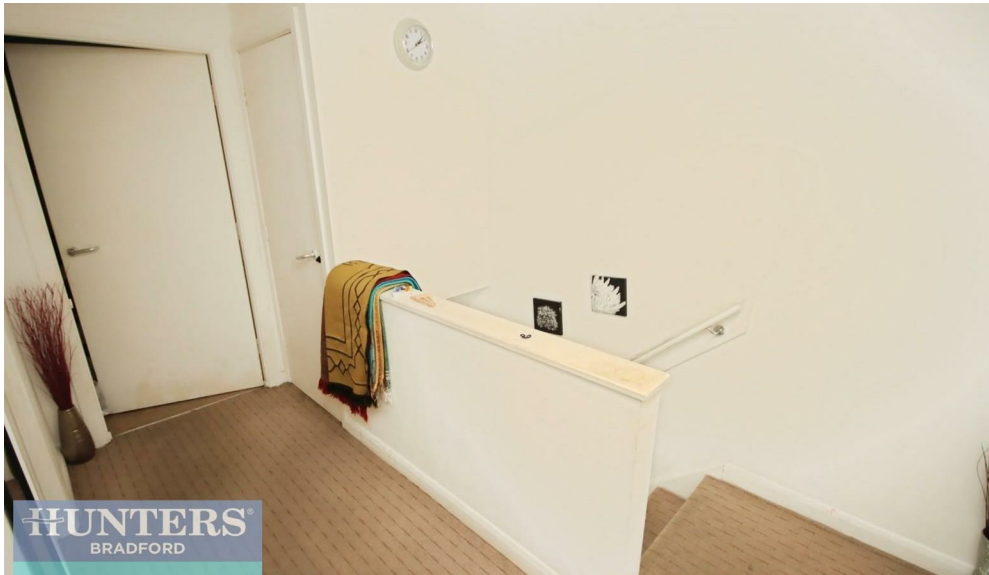
Bathroom
7'11" x 6'2"

EXTERNAL

Rear Garden

Front Driveway





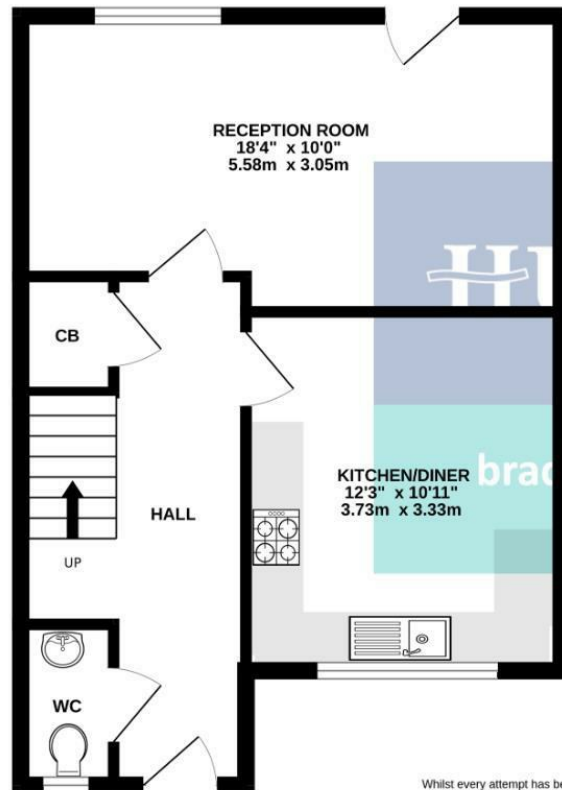
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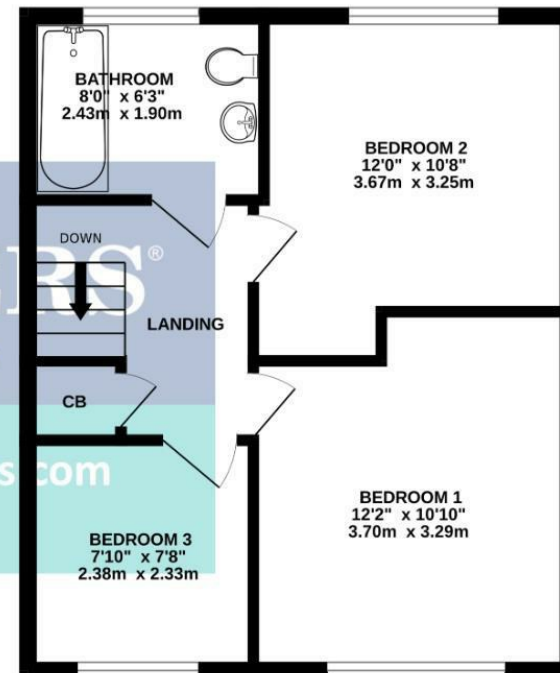




GROUND FLOOR



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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Energy Efficiency Rating

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

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bradford -
01274 393955 <https://www.hunters.com>



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