



HUNTERS[®]

Sales ▪ Lettings ▪ Management

Haycliffe Road, Bradford, West Yorkshire, BD5 9HB

- MID-TERRACE PROPERTY WITH 2 BEDROOMS
- A PROPERTY TO PUT YOUR OWN STAMP ON
- IN NEED OF SOME UPGRADING
- CLOSE TO LOCAL AMENITIES
- EPC RATING GRADE E
- IDEAL FIRST TIME BUYERS / INVESTORS
- POPULAR RESIDENTIAL AND LETTINGS AREA
- CELLAR STORAGE SPACE
- SHORT DISTANCE ACCESS TO M62 MOTORWAY NETWORK
- COUNCIL TAX BAND A

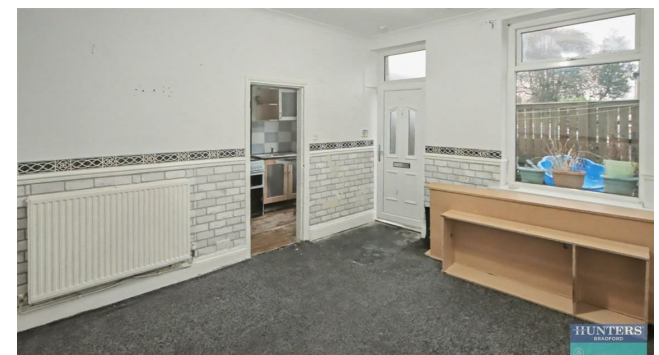
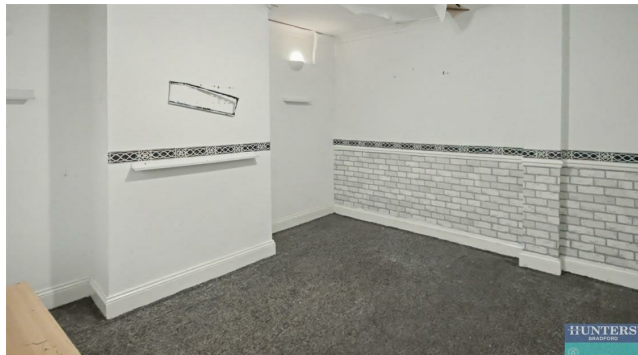
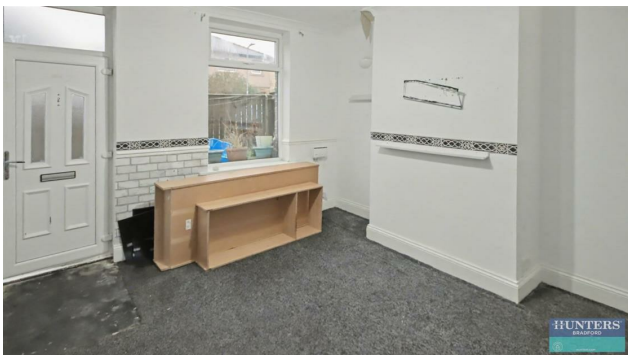
Offers Over £80,000

Haycliffe Road, Bradford, West Yorkshire, BD5 9HB

This two-bedroom, one-reception mid-terrace property presents an opportunity for investors and first time buyers alike. The exterior is constructed from brick with white-framed windows and features a small, fenced front courtyard accessible via a wooden gate.

Upon entering, the ground floor opens into the main reception room, which benefits from a front-facing PVC double-glazed window and a radiator. The room features grey-coloured flooring, white painted walls, and a decorative dado rail with a faux-brick lower section. A doorway leads to the kitchen area. The kitchen is fitted with base and wall units, dark-coloured worktops, a stainless steel sink, and a tiled splashback displaying a light blue and white checked pattern. A freestanding gas cooker is present. Adjacent to the kitchen, a hallway provides access to the stairs leading to the first floor and a door to the cellar. The cellar offers an unfinished storage space with exposed brickwork and houses utility meters.

The first floor accommodates two bedrooms and a bathroom. Both bedrooms are finished with light grey-beige flooring, painted walls, and include white PVC double-glazed windows and radiators. The second bedroom has a storage area. The bathroom comprises a white bath, a white pedestal basin, and a white low-level WC, and wood-effect flooring. A section of black and white tiling is present above the bath, and a wall-mounted mirrored cabinet is positioned above the basin. This property offers scope for a purchaser to personalise and enhance the living spaces.





BASEMENT

Cellar

6'0" x 7'7"

GROUND FLOOR

Living Room

12'11" x 15'1"

Kitchen

5'10" x 11'3"

FIRST FLOOR

Landing

Bedroom 1

13'3" x 8'9"

Bedroom 2

9'2" x 8'5"

Bedroom 2 Store

Bathroom

10'0" x 5'6"

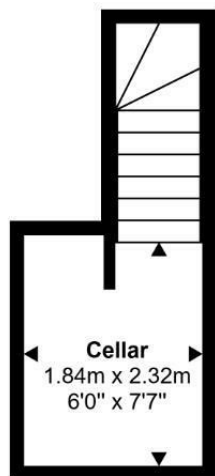
EXTERNAL

Front Yard

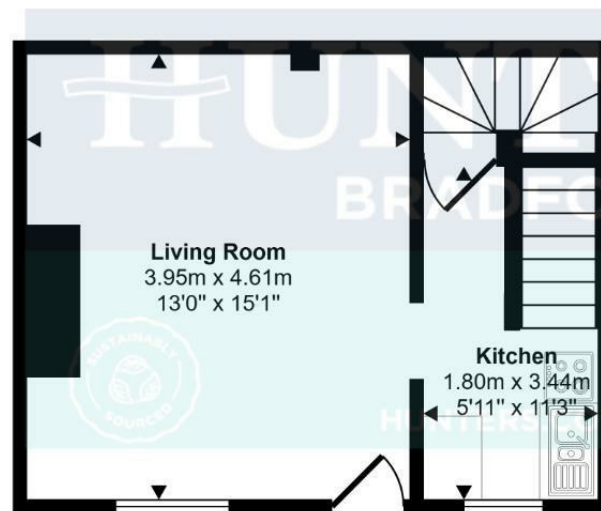




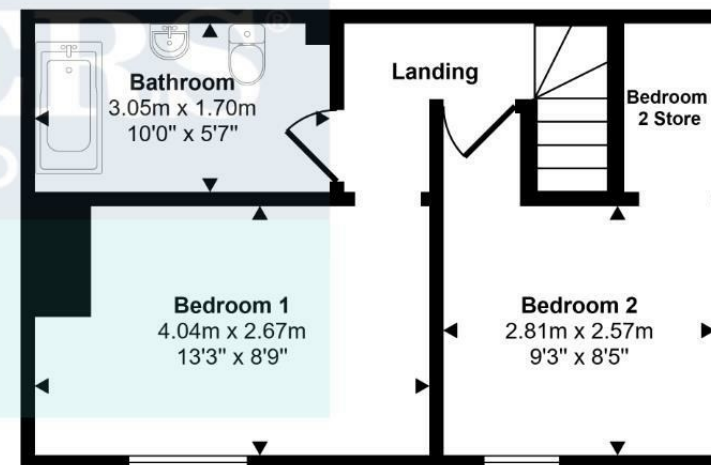
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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. 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.



Cellar

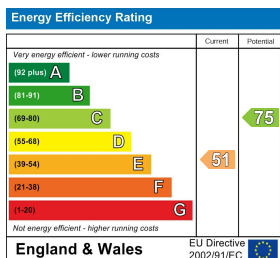


Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Viewing Arrangements

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