



**HUNTERS<sup>®</sup>**

Sales ▪ Lettings ▪ Management

## Cranmer Road, Bradford, BD3 0NB

- THREE BEDROOM TERRACE
- MODERN FAMILY SHOWER ROOM
- IDEAL FOR INVESTOR OR FIRST TIME BUYER
- FRONT AND REAR GARDEN
- ACCESS TO GREEN SPACES

- ACCOMODATION ARRANGED OVER THREE FLOORS
- KITCHEN DINNER
- NEUTRALLY DECORATED THROUGHOUT
- NEAR SCHOOL AND LOCAL AMENTIES
- EPC GRADE - D COUNCIL TAX BAND - A

Offers In The Region Of £140,000

# Cranmer Road, Bradford, BD3 0NB

This three-bedroom terraced house is offered for sale in Bradford and is arranged over three floors, providing flexible accommodation for a range of needs. The property is neutrally decorated throughout and includes a reception room, a kitchen, a bathroom and three bedrooms, one of which is set within the attic. The attic level also provides additional storage or potential office space, offering a useful area for home working or hobbies.

Situated in the BD3 area of Bradford, the house is well placed for access to local amenities. Nearby, residents can find a selection of shops and services, with further retail and leisure options available in Bradford city centre, including The Broadway shopping centre, cinemas, restaurants and cultural venues.

Public transport links are accessible, with Bradford Interchange and Bradford Forster Square stations both providing rail services to destinations such as Leeds, Halifax and Manchester. Typical journey times to Leeds are around 20 minutes by train, making this a practical location for commuters. Local bus routes also serve the surrounding area, offering regular services into the city centre and neighbouring districts.

There are several schools within the wider locality, along with local parks and green spaces that provide opportunities for recreation and walking. Road links via the A6177 ring road and connections towards the M606 support convenient travel by car to nearby towns and the wider West Yorkshire region.

This neutrally presented three-bedroom terraced house for sale in Bradford will appeal to buyers seeking a practical home with accommodation over three floors and additional attic space.





**GROUND FLOOR**

**Livingroom**

12'4" x 15'5"

**Kitchen - Diner**

15'3" x 9'4"

**FIRST FLOOR**

**Bedroom One**

13'3" x 13'5"

**Bedroom Two**

6'9" x 8'10"

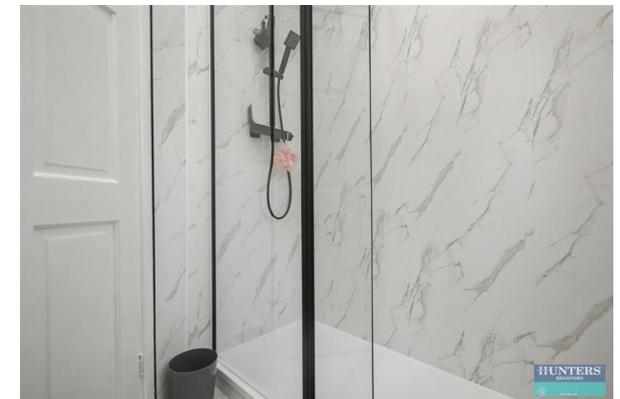
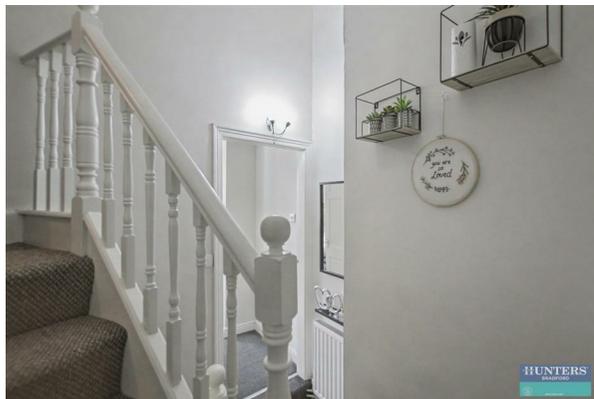
**Family Shower Room**

6'5" x 5'4"

**FLOOR TWO**

**Attic Bedroom**

13'1" x 8'1"





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.









Denotes head height below 1.5m

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	<b>77</b>
(39-54) <b>E</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		

### Viewing Arrangements

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



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BRADFORD

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