



8 Hill Street

, Bradford, BD6 3BW

- DESIRABLE LOCATION
- MODERN DECOR
- SPACIOUS LIVING SPACE
- IDEAL FOR MOTORWAY ACCESS

£675 pcm
EPC Rating 'D'





Property Description

YARDEN

A fully enclosed front yard with attractive wooden fencing and a gated entrance complimented with matching decking which provides a secure and low-maintenance outdoor space. Ideal for pets, children or simply enjoying a morning coffee or evening drink on a patio set.

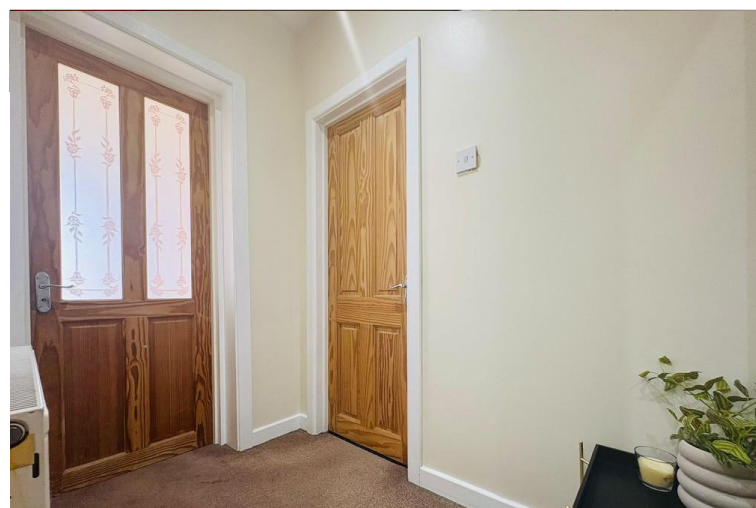
ENTRANCE

Walk straight into your beautiful open plan setting with access to your sitting area and kitchen.

OPEN PLAN SITTING AND KITCHEN

A bright and spacious open-plan kitchen and living area featuring a modern white gloss kitchen with ample storage and workspace. The welcoming living space benefits from attractive wood flooring and a charming open fireplace, creating the perfect blend of contemporary style and character.

STAIRS AND LANDING





A spacious staircase and landing with neutral décor and soft fitted carpets, creating a bright and welcoming transition to the first floor.

MASTER BEDROOM

A spacious and light-filled double bedroom, finished with modern grey walls and soft grey carpeting, creating a stylish and relaxing retreat.

SHOWER ROOM

A modern, neutrally decorated shower room, finished to a contemporary standard and offering a clean, bright space for everyday use.



DIRECTIONS:

PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.



Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a **FREE VALUATION** strictly without any obligation. Contact us on Bradford (01274) 880019.

MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for **FREE & CONFIDENTIAL ADVICE**.



RENT-A-HOUSE: Thinking of renting your HOUSE?
FLAT? Contact (01274) 880019 for further details.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		