



Braine Croft, Bradford

- Modern Town House
- Superbly Presented
- Close to Schools
- 2 Bedrooms
- Popular Location
- Viewing Advised

Price £145,000



Tenure: Freehold

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Braine Croft, Bradford

DESCRIPTION

Viewing is strongly advised to fully appreciate this lovely modern inner town house, ideally suited to first time buyers or a young family.

Tucked away in this increasingly sought-after part of BD6, just off Farfield Avenue, the property is well presented throughout and offers ready-to-move-into accommodation. The ground floor briefly comprises an entrance hallway with a useful cloakroom, a modern fitted kitchen, and a spacious lounge featuring two patio doors that open out onto the enclosed, low-maintenance rear garden—ideal for both relaxing and entertaining.

To the first floor are two good-sized double bedrooms along with a well-appointed house bathroom, providing a practical and comfortable layout.

Externally, the property benefits from a garden to the front, together with a driveway leading to a garage, offering off-street parking and additional storage.

Conveniently located for a range of local amenities, well-regarded schools, and excellent transport links for commuting into Bradford and Halifax, this is a fantastic opportunity for a variety of buyers.

The property is currently tenanted and achieving £560 PCM, and can be purchased with the tenant in situ if required. Early viewing is highly recommended.





Floor 0



Floor 1



Approximate total area^m
56.1 m²

(1) Excluding balconies and terraces

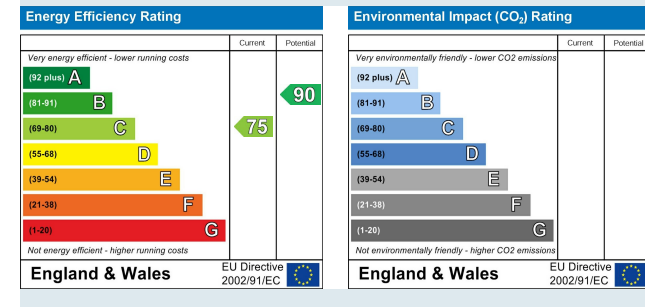
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Council Tax: A

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

THINKING OF SELLING? 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

Viewing

Please contact our Hunters Shipley Office on 01274 594040 if you wish to arrange a viewing appointment for this property or require further information.

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