

# HUNTERS®

HERE TO GET *you* THERE



St. Margarets Road

, Bradford, BD7 2BY

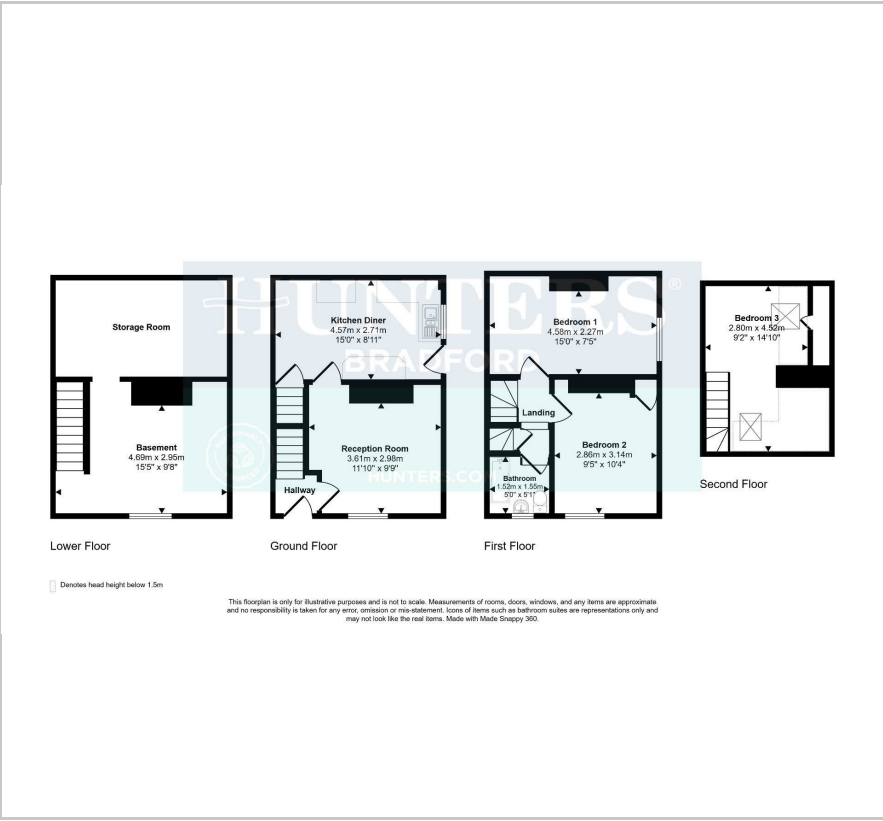
£850 Per Month



Council Tax: A



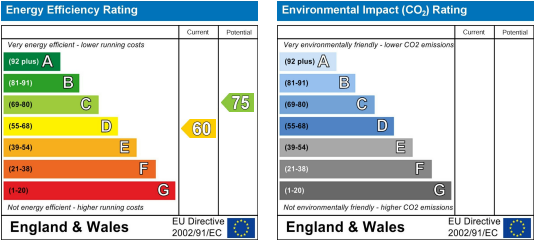
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Hunters Bradford Lettings Office on 01274 393955 if you wish to arrange a viewing appointment for this property or require further information.

- THREE BEDROOM TERRACED HOUSE
- DOUBLE GLAZING AND CENTRAL HEATING
- UNFURNISHED
- ON STREET PARKING
- COUNCIL TAX BAND- A EPC RATING- D
- IDEAL FOR PROFESSIONALS, COUPLES OR FAMILIES
- FIXED DEPOSIT
- AVAILABLE: NOW
- HEAT PUMP AND SOLAR PANELS
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA



Presenting this well-maintained three-bedroom house, available to let on St. Margarets Road, Bradford, BD7. Offered in good condition, this property is an excellent opportunity for professionals, couples, and families seeking comfortable and convenient living.

The house features a generous reception room, ideal for relaxing or entertaining guests, and a well-appointed kitchen that provides ample space for all your culinary requirements. With three good-sized bedrooms, there is plenty of flexibility for a growing family or those needing additional space for working from home.

A family bathroom ensures functionality and comfort for the household, while the property's EPC rating of D highlights its moderate energy efficiency. Additionally, this home falls within council tax band A, offering an attractive option for those conscious of monthly outgoings.

St Margarets Road is equipped with solar panels and a heat pump, which significantly reduce energy consumption. This means tenants will benefit from lower utility bills, making the property more cost-efficient and environmentally friendly.

Situated in a highly sought-after area of Bradford, the property enjoys excellent access to public transport links, making commuting straightforward and efficient. The location is also well-served by a selection of local

MATERIAL INFORMATION

- Tenure:
- Lease Years Remaining:
- Annual Ground Rent:
- Review Period:
- Review Increase:
- Service Charge:
- Shared Ownership:
- Ownership Share:

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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.