



Weavers Croft, Bradford

- 2 Bedrooms
- Popular Location
- Close to Amenities
- Heart of Thackley
- Close to Transport Links
- Viewing Advised

Price £185,000



Tenure: Freehold

Weavers Croft, Bradford

DESCRIPTION

Presenting an immaculate, tastefully presented 2-bedroom mid-terrace stone house for sale in a highly sought-after location. Nestled in the heart of a small desirable development, this property exudes character and style, offering an exceptional standard of living.

The property is constructed from Yorkshire stone, a nod to the old mill that once stood here, infusing it with a unique rustic charm. It boasts two spacious double bedrooms, making it an ideal choice for first-time buyers or those looking to downsize.

The interior features a well-maintained reception room, providing ample space for relaxation and entertainment. The kitchen boasts modern fittings, amplifying the overall aesthetic and functionality of the house. The property also benefits from a modern fitted replacement shower room, adding to its contemporary feel.

The house is equipped with a modern condensing combi-boiler, UPVC double glazed windows and doors, ensuring energy efficiency (EPC rating C) and comfort throughout the year.

Externally, the property offers a rear enclosed block paved level garden, a perfect spot for outdoor relaxation. Parking is convenient with a bay for two cars at the front of the property.

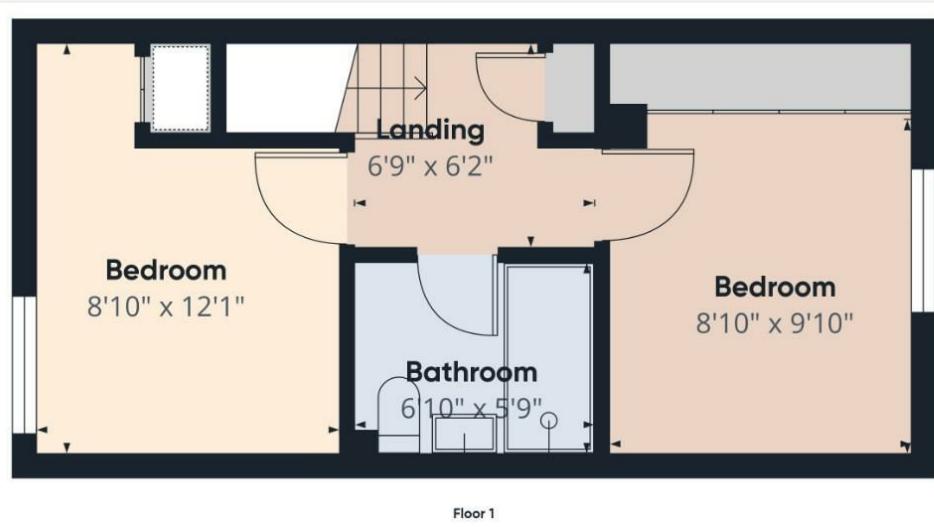
Located in close proximity to local amenities, the property offers easy accessibility and ample opportunities for local exploration. Offering walk-in accommodation, this house is all set for you to make it your home.

With a council tax band B, this property represents excellent value for money. Viewing is essential to appreciate the full potential of this home.





Approximate total area⁽¹⁾
574.14 ft²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Viewing

Please contact our Hunters Bingley Sales Office on 01274 511 509 if you wish to arrange a viewing appointment for this property or require further information.

119 Main Street, Bingley, BD16 2HT

Tel: 01274 511 509 Email:

bingley@hunters.com <https://www.hunters.com>



Council Tax:

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	89	
(81-91) B	72	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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

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HERE TO GET *you* THERE