



St. Enochs Road (s)

Bradford, BD6 3AD

Offers Over £185,000



Nestled on St. Enochs Road in the vibrant area of Bradford, this charming mid-terrace house offers a delightful blend of original features and spacious living. Built in 1900, the property spans an impressive 1,249 square feet and is spread over three floors, providing ample room for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The separate kitchen, while in need of some updating, presents an excellent opportunity for the new owner to personalise the space to their taste. The property boasts three generously sized double bedrooms, ensuring comfort and privacy for all family members.

In addition to the living spaces, the house features a three-room cellar, offering valuable storage options or potential for further development. The original features throughout the home add character and charm, making it a unique find in the market.

This property is ideally suited for those looking to invest in a home with potential, allowing for modernisation while retaining its historical essence. With its prime location in Bradford, residents will enjoy easy access to



Hallway

Dining Room 15'3" x 12'10" (4.65 x 3.92)

Kitchen 5'10" x 11'8" (1.78 x 3.56)

Bedroom Two 15'5" x 11'2" (4.72 x 3.42)

Bedroom Three 14'0" x 10'4" (4.29 x 3.16)

Family Bathroom 5'10" x 11'8" (1.78 x 3.56)

Bedroom One 14'3" x 15'9" (4.35 x 4.81)

Cellar Room One 15'5" x 12'9" (4.72 x 3.90)

Cellar Room Two 11'5" x 13'9" (3.48 x 4.20)

Cellar Room Three 5'10" x 11'11" (1.80 x 3.64)

[illegible]

Energy Efficiency Rating

Very energy efficient - lower running costs

Current: 61 Potential: 86

Legend: EU Directive 2002/91/EC

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Current: 61 Potential: 86

Legend: EU Directive 2002/91/EC

Not environmentally friendly - higher CO₂ emissions

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.

2 Wakefield Road, Bradford, BD4 7AT
Tel: 01274 393955 Email: bradford@hunters.com <https://www.hunters.com>