



## Smiddles Lane, Little Horton, Bradford, West Yorkshire, BD5 9NT

- THREE BEDROOM END TERRACE WITH \*\*\* NO CHAIN \*\*\*
- ACCOMMODATION OVER THREE FLOORS
- THREE PIECE BATHROOM WITH ROLL TOP BATH
- DOUBLE GLAZING
- FRONT AND REAR GARDEN AREAS
- OF INTEREST TO FIRST TIME BUYERS AND INVESTORS
- KITCHEN DINER
- GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS
- COUNCIL TAX BAND A - EPC RATING GRADE E

**Offers In The Region Of £125,000**

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# Smiddles Lane, Little Horton, Bradford, West Yorkshire, BD5 9NT

Nestled on Smiddles Lane in Bradford, this charming three-bedroom end terrace house presents an excellent opportunity for first-time buyers and investors alike. Spanning an impressive 1,238 square feet, the property boasts accommodation spread over three well-appointed floors, ensuring ample space for comfortable living.

Constructed in 1900, this home retains a sense of character while offering modern conveniences. The inviting kitchen diner is perfect for family meals and entertaining guests, while the three-piece bathroom features a delightful roll-top bath, adding a touch of elegance to your daily routine.

The property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year.

Outside, you will find both front and rear garden areas, providing a lovely space for outdoor relaxation or gardening enthusiasts.

The location is particularly advantageous, with local amenities, schools, and transport links all within easy reach, making daily life convenient and enjoyable. Close to the M62 Motorway network, giving access to surrounding towns and cities.

This property is offered with no chain, allowing for a smooth and swift purchase process. With a council tax band of A and an EPC rating of grade E, this home is not only affordable but also presents a fantastic opportunity to create a comfortable living space in a vibrant community.

Do not miss the chance to make this delightful end terrace house your new home.

## GROUND FLOOR

Porch

Hallway

Living Room  
12'9" x 10'7"

Kitchen Diner  
14'1" x 12'6"

## FIRST FLOOR

Landing

Bedroom 2  
14'4" x 9'9"

Bedroom 3  
8'0" x 7'3"

Bathroom  
8'1" x 7'5"

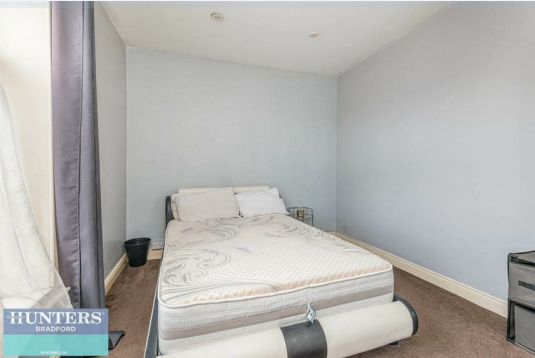
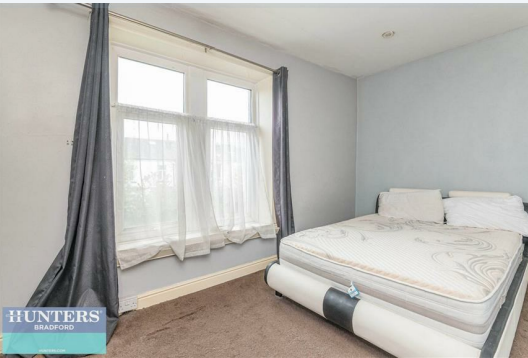
## SECOND FLOOR

Bedroom 1  
18'3" x 14'2"

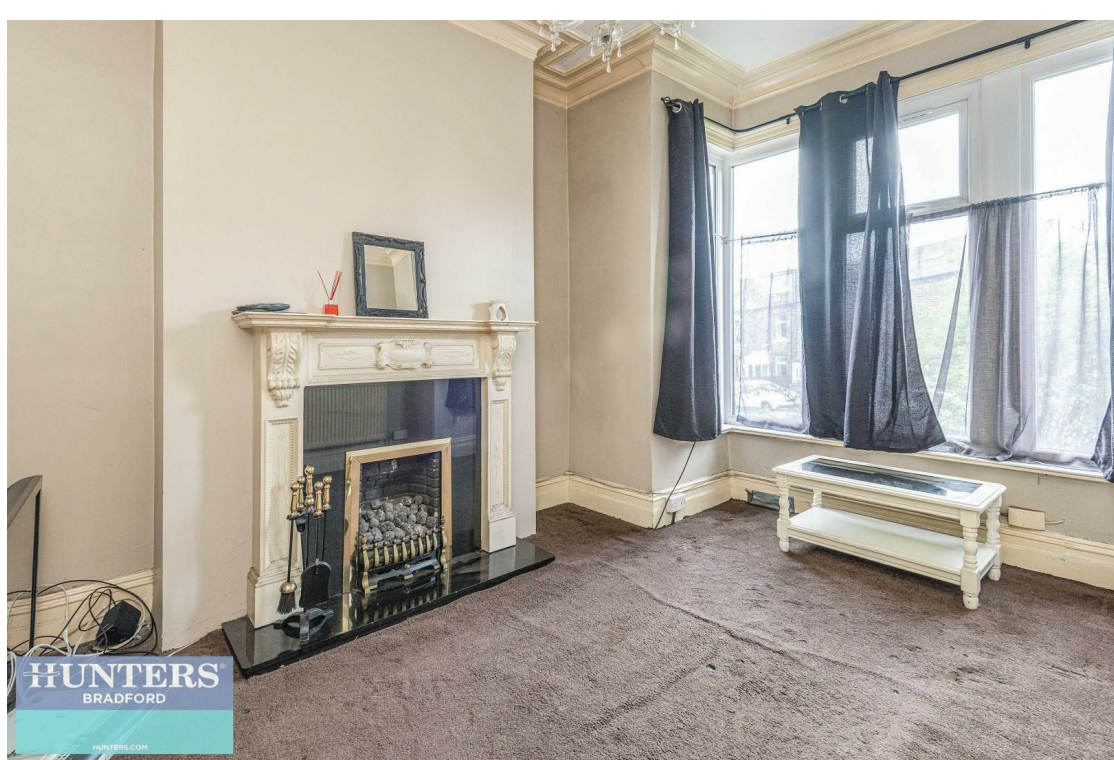
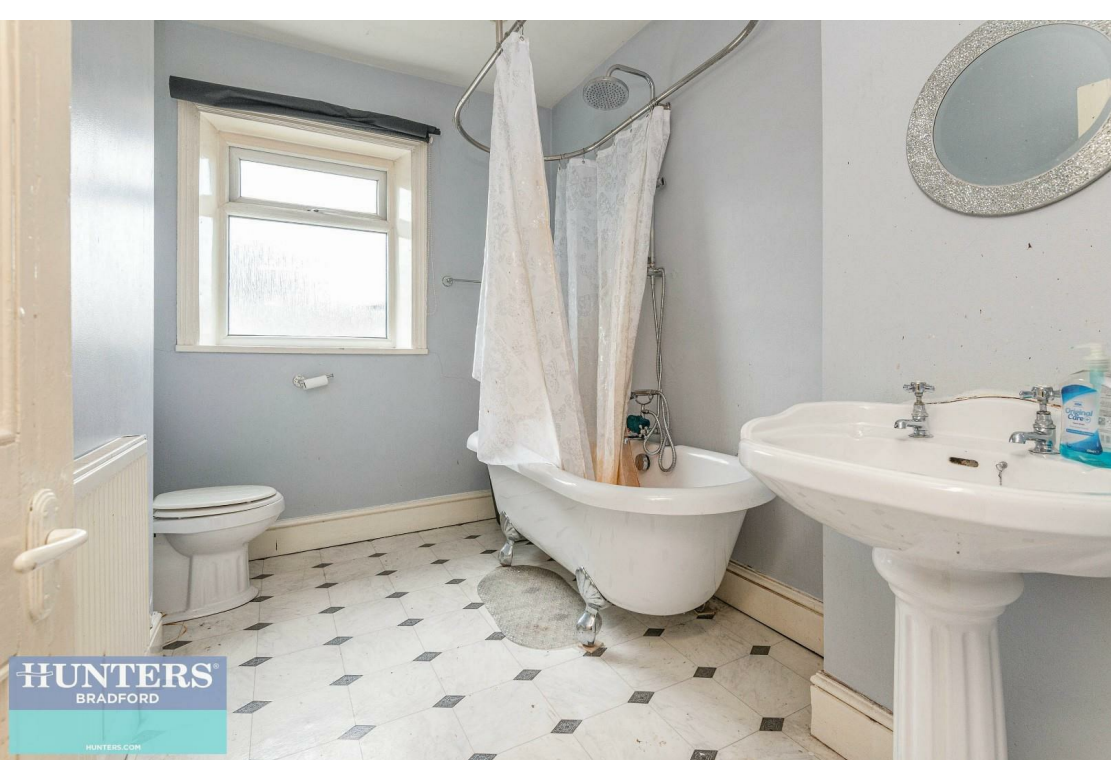
## EXTERNAL

Front Garden

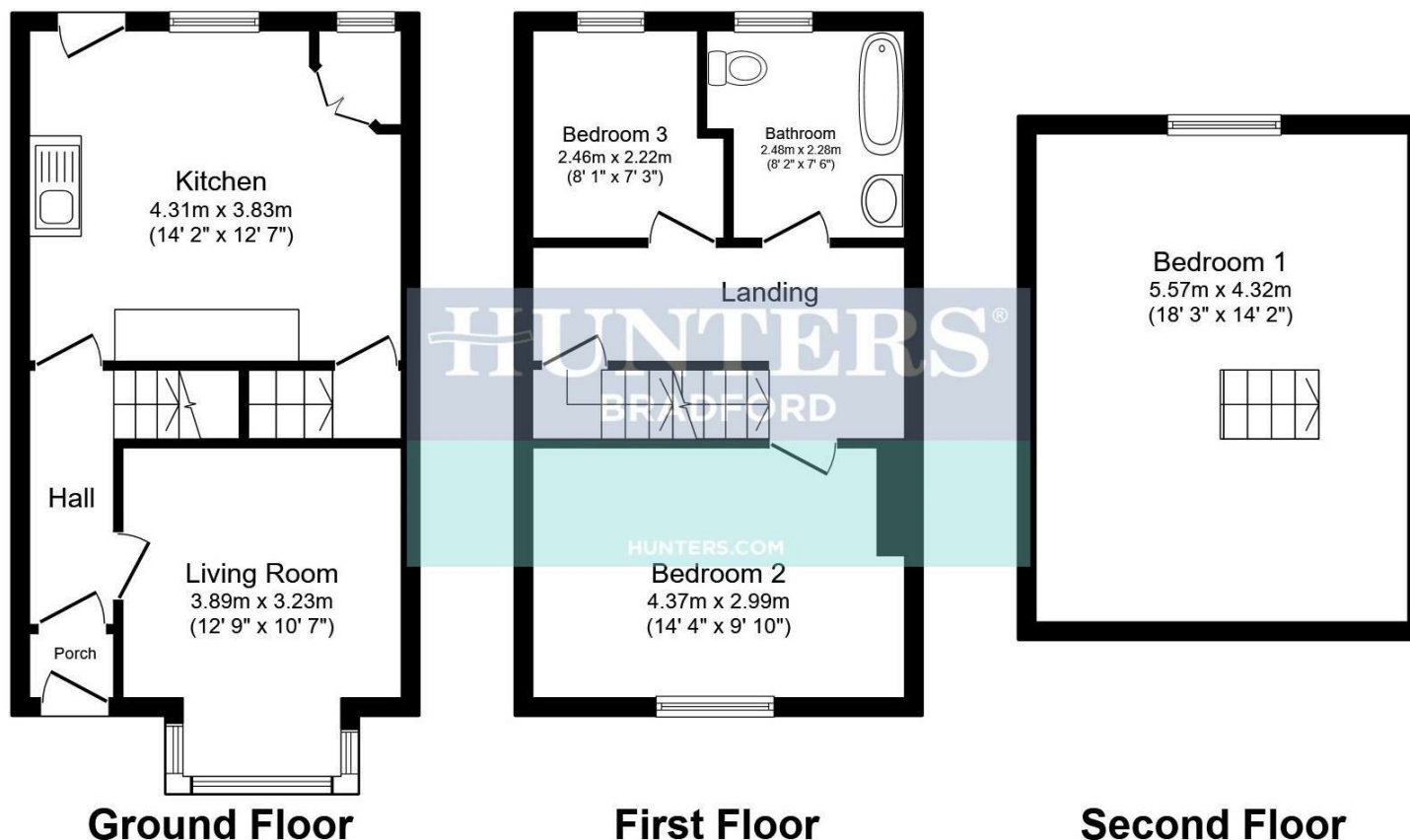
Rear Garden





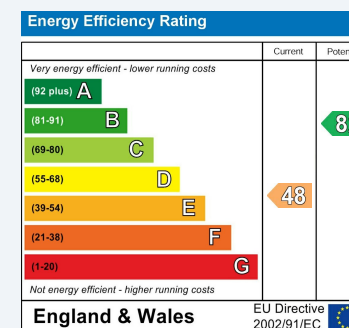






## ENERGY PERFORMANCE CERTIFICATE

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

### Viewings

Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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