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BRADFORD

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Sales ▪ Lettings ▪ Management

Girlington Road, Girlington, Bradford, West Yorkshire, BD8 9NR

- *** WITH NO CHAIN ***
- MAIN BEDROOM WITH STORAGE
- LOUNGE WITH ACCESS TO REAR GARDEN
- GAS CENTRAL HEATING
- FRONT GARDEN & DRIVEWAY

- TWO BEDROOM MID THROUGH TERRACE
- THREE PIECE BATHROOM SUITE
- DOUBLE GLAZING
- REAR LAWN GARDEN
- AWAITING EPC RATING - COUNCIL TAX BAND A

Offers Over £110,000

Girlington Road, Girlington, Bradford, West Yorkshire, BD8 9NR

Nestled on Girlington Road in Bradford, this charming two-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and investors alike. With no onward chain, you can move in without delay and start enjoying your new home right away.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The lounge conveniently provides access to the rear garden, allowing for a seamless indoor-outdoor living experience. The property features a three-piece bathroom suite, ensuring comfort and convenience for all residents.

The two bedrooms, providing space for rest and relaxation. The house benefits from double glazing throughout, which not only enhances energy efficiency but also contributes to a peaceful living environment. Gas central heating ensures that the home remains warm and cosy during the colder months.

Outside, you will find a rear lawn garden, ideal for enjoying sunny days or hosting barbecues with family and friends. Additionally, there is a front garden that adds to the property's curb appeal. Parking is also available for one vehicle, providing added convenience.

This delightful terraced house is situated in a well-connected area, making it easy to access local amenities, schools, and transport links. With its appealing features and prime location, this property is a must-see for anyone looking to settle in Bradford.

Don't miss out on the chance to make this house your home.





GROUND FLOOR

Hallway

Lounge

11'7" x 12'9"

Kitchen

5'7" x 8'8"

FIRST FLOOR

Landing

Bedroom 1

11'8" x 11'6"

Bedroom 2

5'8" x 6'2"

Bathroom

5'6" x 10'0"

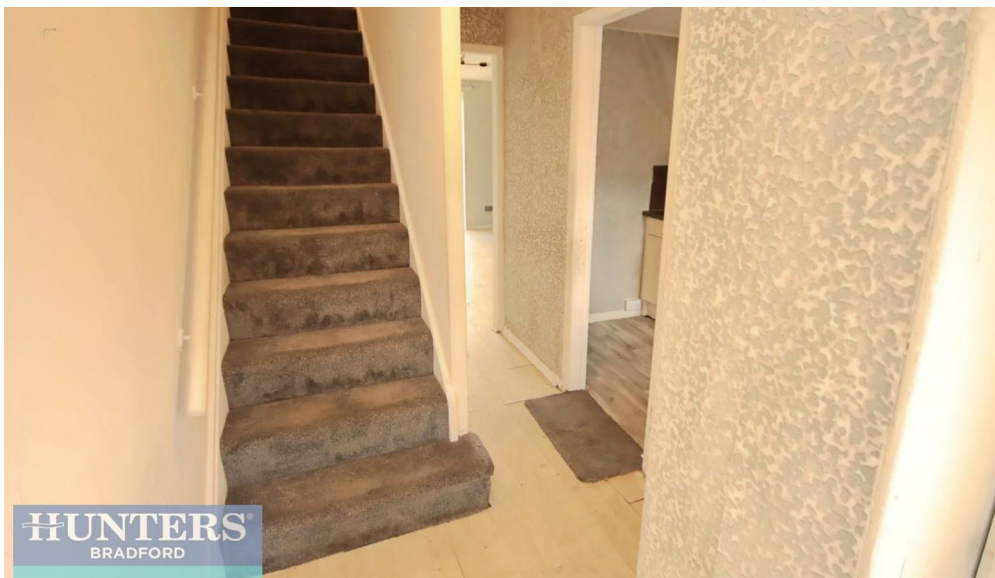
EXTERNAL

Rear Garden

Front Garden

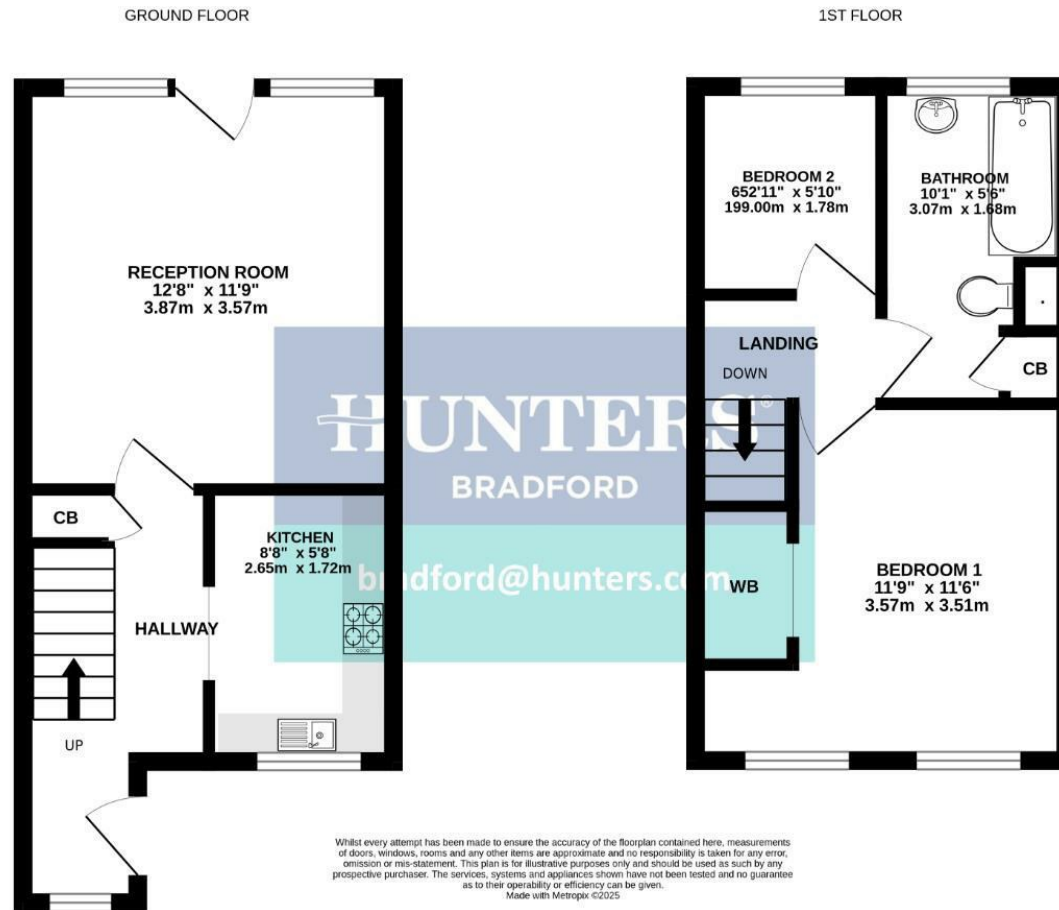
Driveway





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. 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bradford -
01274 393955 <https://www.hunters.com>



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