



## Woodview Terrace Bradford, West Yorkshire, BD8 7AH

HUNTERS BRADFORD OFFER THIS 8 BEDROOM AND 3 LIVING ROOM THROUGH END TERRACE PROPERTY WITH LOTS OF POTENTIAL. IDEAL FOR A FAMILY OR INVESTOR.

**Offers In The Region Of £450,000**





# Woodview Terrace Bradford, West Yorkshire, BD8 7AH

## DESCRIPTION

Welcome to Woodview Terrace, a charming end terrace house located in the heart of Bradford, West Yorkshire. This property boasts an impressive 8 bedrooms and 4 bathrooms, making it ideal for a growing family or savvy investor looking for a multi-generational living space.

Built in 1929, this house exudes character with its original features, offering a unique blend of old-world charm and modern convenience. With 3 reception rooms, an orangery, a kitchen, and a kitchenette, there is no shortage of space for entertaining or relaxing with loved ones.

In addition to the 8 spacious bedrooms, this property also features 2 occasional attic rooms, providing even more versatility for various needs. Recently updated, this house is move-in ready while still offering the potential for further development, including the possibility of converting it into a House in Multiple Occupation (HMO) subject to planning approval.

Situated in a vibrant urban area, this property benefits from excellent public transport links making commuting a breeze. It is also in proximity to Mosques and local schools, making it an ideal choice for families with school-going children. The local amenities such as grocery stores, coffee shops, and restaurants are just a short walk away adding to the convenience of this location.

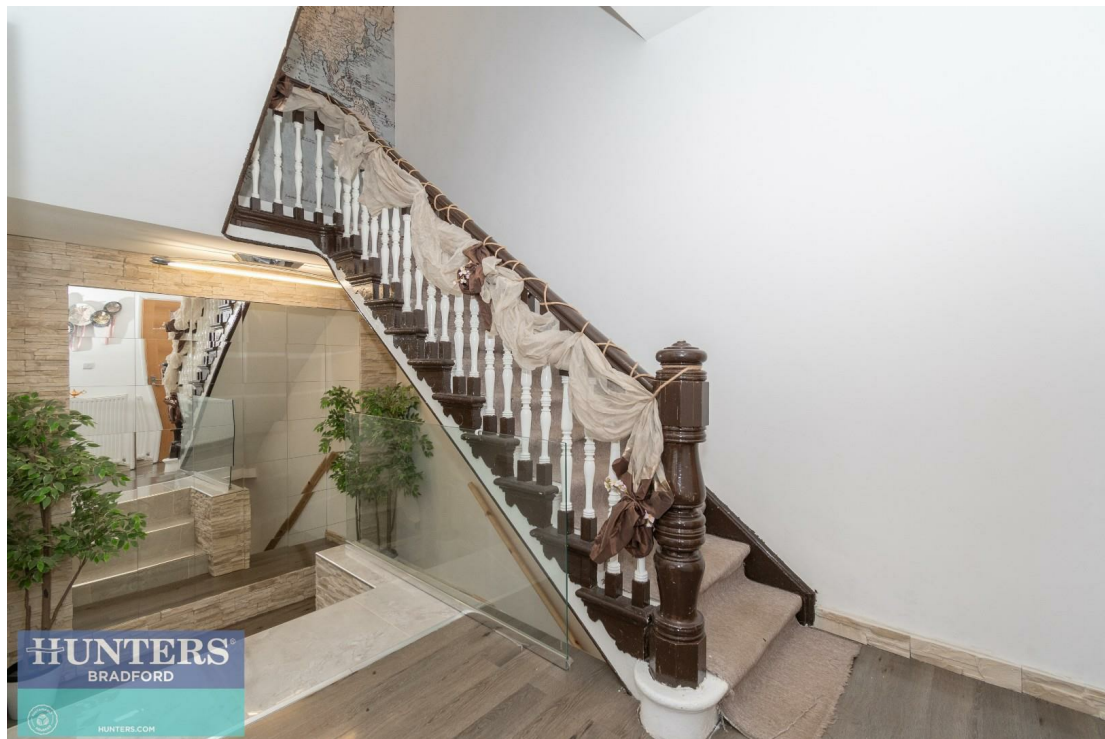
Moreover, the strong local community in the area encourages a sense of belonging and offers a warm welcome to everyone. This house is not just a property, it's a home situated in a community where neighbours know each other and where you will feel a sense of belonging.

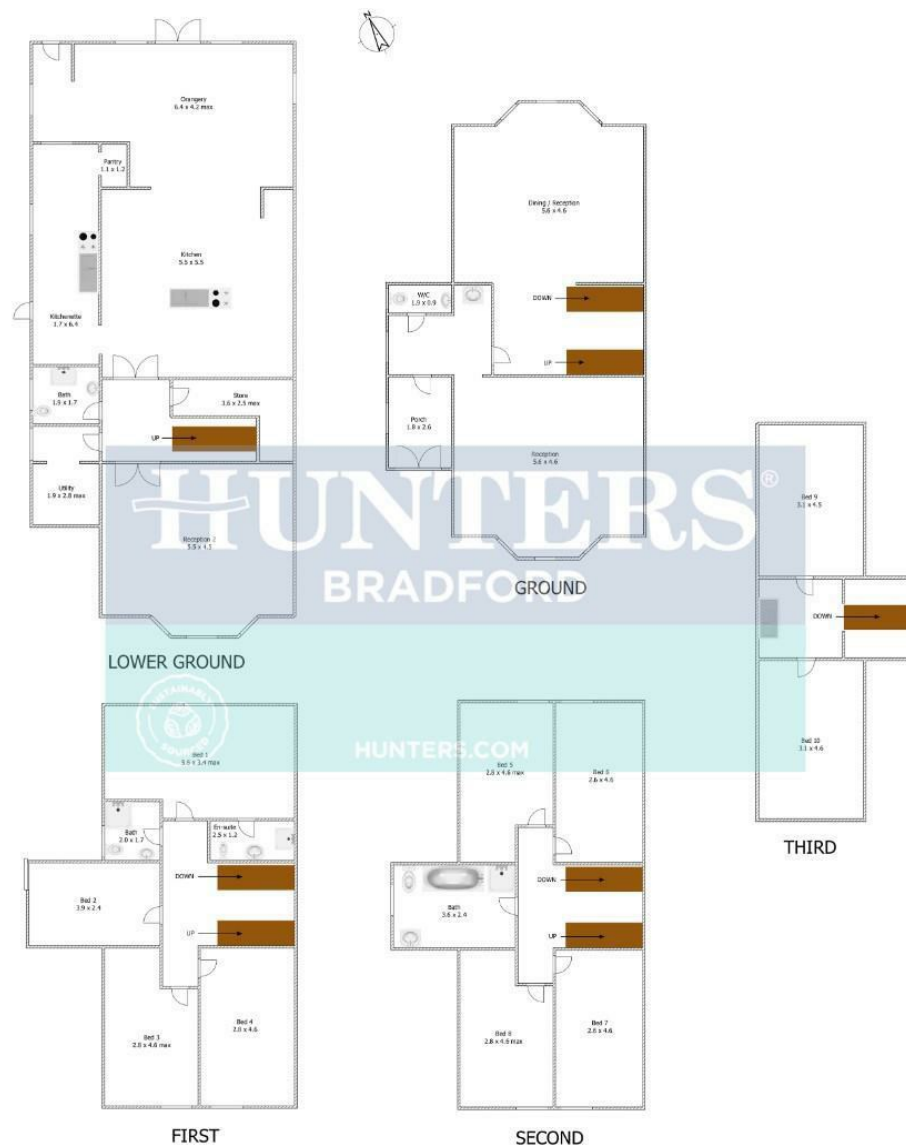
This property is not only a comfortable home but also a smart investment opportunity. With a Council Tax Band C and an EPC rating of D, this house offers both affordability and energy efficiency.

- 8 BEDROOM END TERRACE
- IDEAL FOR GROWING FAMILY OR INVESTOR
- 3 LIVING ROOMS AND ORANGERY
- 2 OCCASIONAL ATTIC ROOMS
- KITCHEN AND KITCHENETTE
- POTENTIAL HMO SUBJECT TO PLANNING APPROVAL
- PLEASE NOTE SOME CHANGES ARE AWAITING SIGN OFF FROM BUILDING CONTROL
- COUNCIL TAX BAND C
- EPC RATING GRADE D









## 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			
(81-91) B			77
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

01274 393955

2 Wakefield Road, Bradford, BD4 7AT

bradford@hunters.com