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BRADFORD

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Ellerton Street, Bradford, BD3 8AD

- THREE BEDROOM MID-TERRACE PROPERTY
- ONE RECEPTION ROOM
- GROUND FLOOR WC
- FRONT DRIVEWAY PARKING
- COUNCIL TAX BAND - AWAITING EPC GRADE

- GREAT FIRST TIME BUYERS / INVESTMENT / FAMILY HOME
- KITCHEN/DINER
- FAMILY BATHROOM
- REAR GRAVELLED GARDEN
- VIEWINGS EARLY DECEMBER

Offers Over £150,000

Ellerton Street, Bradford, BD3 8AD

This three-bedroom mid-terrace property presents a practical living solution. The exterior features a stone facade and a front driveway providing off-street parking.

PLEASE NOTE - VIEWINGS WILL NOT TAKE PLACE UNTIL EARLY DECEMBER 2025

Upon entry, a hallway leads to the principal reception room. The living area is neutrally decorated with laminate flooring, offering ample space for furnishings. Adjacent to this is the fitted kitchen/diner, equipped with wall and base units, integrated cooking appliances, and space for further white goods, alongside room for a dining table. A convenient ground floor WC is also situated on this level.

Ascending to the first floor, a landing provides access to three bedrooms. These comprise two double bedrooms and one single bedroom, all finished with neutral decor, providing flexible accommodation options.

The family bathroom completes the upper floor, featuring a three-piece suite including a bath with an electric shower over, a toilet, and a pedestal basin.

To the rear, the property benefits from an enclosed gravelled garden area with a paved pathway and a storage shed, offering a low-maintenance outdoor space.





GROUND FLOOR

Hallway

Reception Room
18'3" x 10'0"

Kitchen Diner
10'11" x 12'2"

Ground Floor WC
.314'11" x 5'10"



FIRST FLOOR

Landing

Bedroom 1
10'9" x 12'1"

Bedroom 2
10'7" x 12'0"

Bedroom 3
7'7" x 7'9"



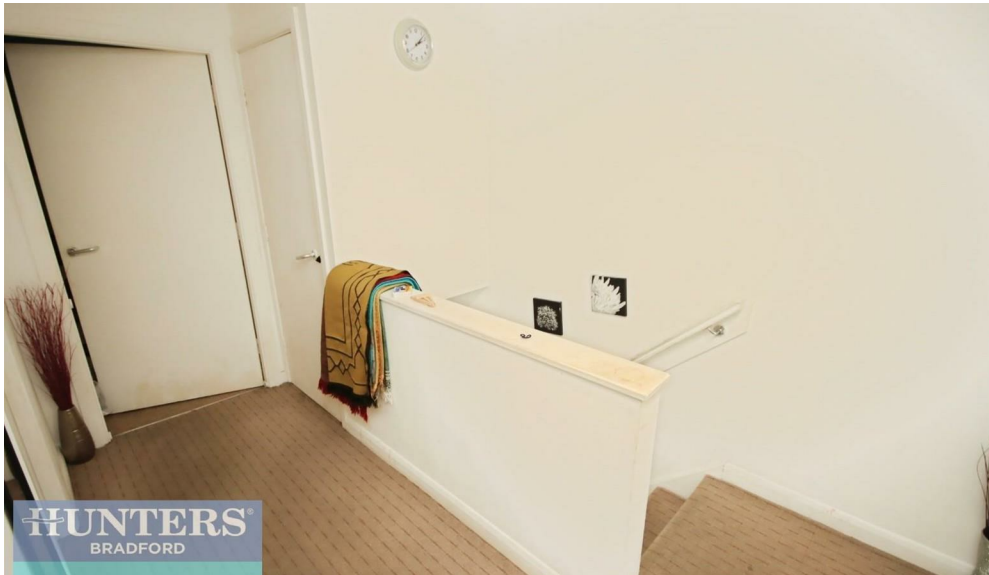
Bathroom
7'11" x 6'2"

EXTERNAL

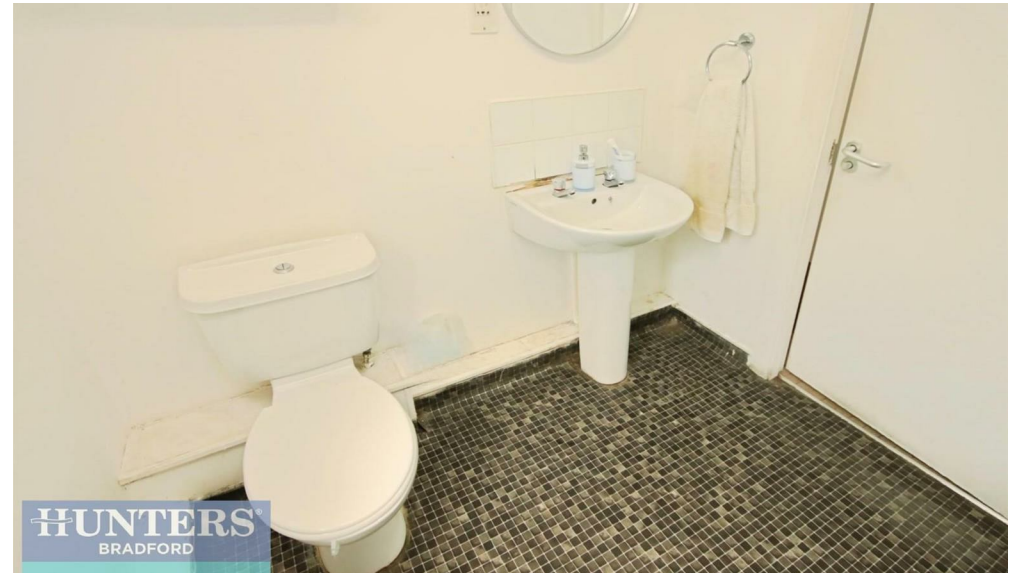
Rear Garden

Front Driveway





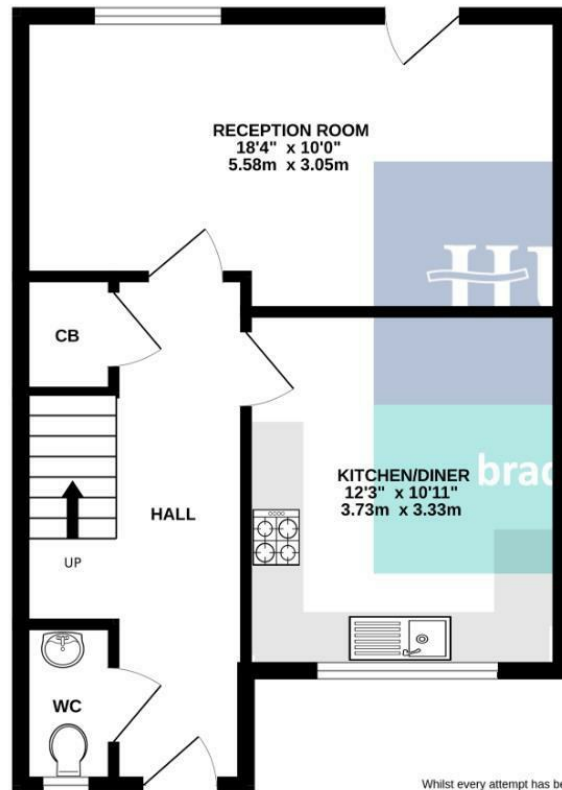
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.



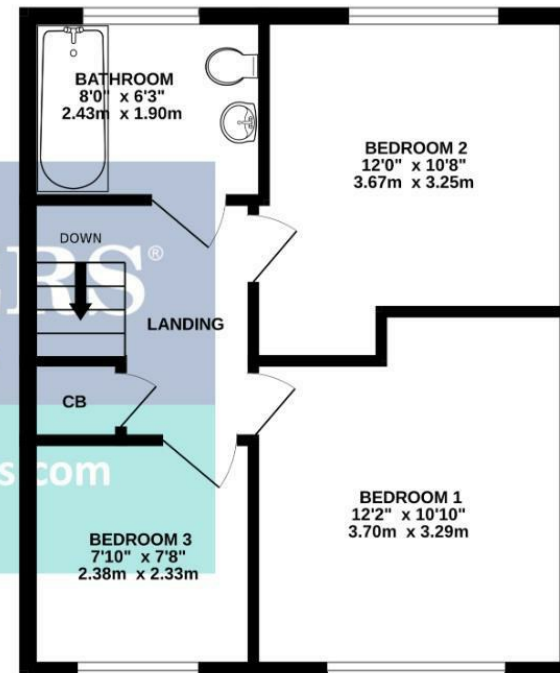




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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