



Parrott Street - REF TN, Tong, Bradford, West Yorkshire, BD4 9QN

- FOR FIRST TIME BUYERS / INVESTORS
- VACANT POSSESSION
- THREE PIECE BATHROOM
- CENTRAL HEATING
- COUNCIL TAX BAND A
- TWO BEDROOM BACK TO BACK TERRACE
- BREAKFAST KITCHEN
- DOUBLE GLAZING
- CLOSE TO M62 MOTORWAY NETWORK
- EPC RATING GRADE D

Offers In The Region Of £90,000

HUNTERS®
HERE TO GET *you* THERE

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DESCRIPTION

HUNTERS BRADFORD PRESENTS PARROTT STREET - BD4

Offered with vacant possession.

Welcome to Parrott Street, Bradford - a charming location perfect for investors. This two-bedroom back-to-back terrace offers a cosy retreat with great potential.

As you step inside, you are greeted by a reception room, ideal for relaxing or entertaining guests. The property has a breakfast kitchen, perfect for enjoying your morning cuppa. The three-piece bathroom provides convenience and comfort for your daily routines.

With double glazing and central heating, this home ensures warmth and energy efficiency all year round. The convenience of parking off road for one vehicle adds to the practicality of this lovely abode.

Situated close to the M62 motorway network, commuting is made easy, making this property not only a comfortable home but also a strategic investment.

With a council tax band A and an EPC rating grade D, this property presents an excellent opportunity for those looking to step into the property rental market or expand their investment portfolio. The property can also be purchased with vacant possession if preferred.

Don't miss out on the chance to own this property in a sought-after location.

Contact us today to arrange a viewing and make this house your new home!





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 marketing 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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Viewings

Please contact 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.

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	58	
(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.