



Carr Bottom Road, Bradford, West Yorkshire, BD5 9AQ

- ** NO CHAIN **
- TWO BEDROOM MID THROUGH TERRACE
- MODERN BATHROOM WITH SHOWER OVER
- COUNCIL TAX BAND B
- FIRST TIME BUYERS / INVESTOR
- SPACIOUS DINING KITCHEN
- CLOSE ACCESS TO M62 MOTORWAY NETWORK
- EPC RATING GRADE D

Offers Over £120,000

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OFFERS OVER £120,000

CARR BOTTOM ROAD - SSTC

**** THIS PROPERTY HAS BEEN SOLD BY HUNTERS BRADFORD- NO FURTHER VIEWINGS ****

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GROUND FLOOR

Enter the property into the hallway, giving access to the lounge. The lounge is a good space with a fireplace and a bay window/ to the rear is access to the stairs to the first floor and the dining kitchen. The dining kitchen has both wall and base units, plumbing for a washing machine, space for a good size kitchen table, doors to the cellar and rear garden.



FIRST FLOOR

Bedroom 1 is a good size double to the front, bedroom 2 is a single room to the rear with a handy storage walk in cupboard. The bathroom is a modern three piece with bath (shower over), basin, WC and a heated towel radiator.



EXTERNAL

This lovely property has a garden area to the front (could be made into a driveway with planning permission) and to the rear a garden with planting areas.



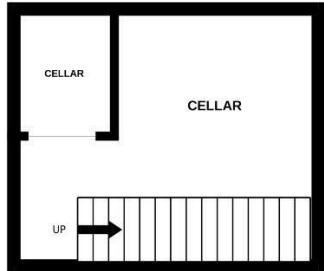
AREA

A very popular residential area, close access to the M62 motorway network, shops, schools and other local amenities.

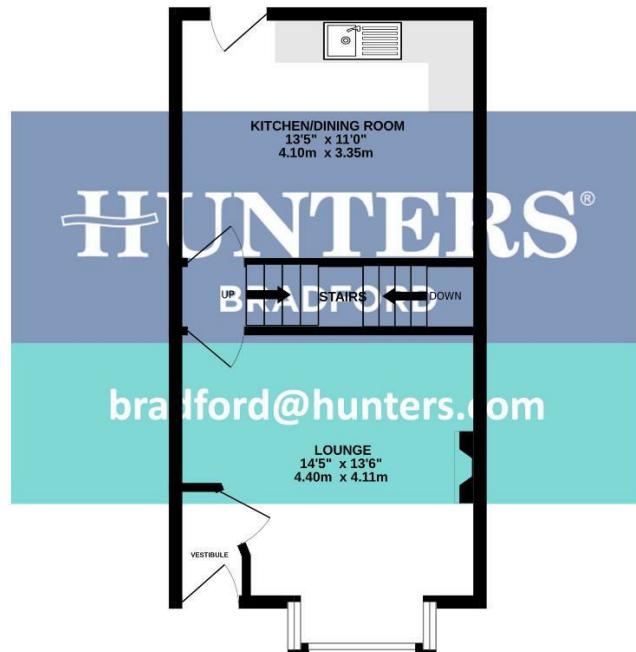




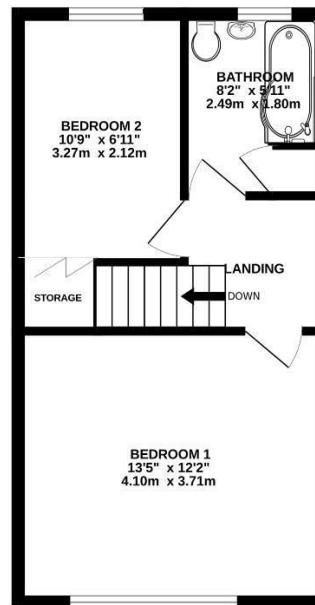
BASEMENT



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 other items are approximate. 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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Viewing

Please contact our Hunters Bradford Office on 01274 393955 if you wish to arrange a viewing appointment for this property or require further information.

45-47 Godwin Street, Bradford, BD1 2SH

Tel: 01274 393955 Email:

bradford@hunters.com <https://www.hunters.com>



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	85	
(81-91)	B		
(69-80)	C	65	
(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	

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.

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