



## Barraclough Square, Bradford

- TWO BEDROOM MID THROUGH TOWNHOUSE
- PREVIOUSLY LET OUT
- POTENTIAL FOR ADDITIONAL PARKING TO THE FRONT
- FRONT GARDEN AREA - REAR GARDEN WITH PATIO AREA
- FIRST TIME BUYERS / INVESTORS
- DOUBLE & SINGLE BEDROOM
- OFF ROAD PARKING NEAR THE PROPERTY
- LOCATED CLOSE TO THE M62 MOTORWAY NETWORK

Offers In The Region Of £120,000

**HUNTERS®**

HERE TO GET *you* THERE

# Barraclough Square, Bradford

## DESCRIPTION

HUNTERS BRADFORD PRESENTS - BARRACLOUGH SQUARE

A TWO BEDROOM MID THROUGH TOWNHOUSE WITH OFF ROAD PARKING

FIRST TIME BUYERS / INVESTORS - PREVIOUSLY LET OUT - DOUBLE & SINGLE BEDROOM - POTENTIAL FOR ADDITIONAL PARKING TO THE FRONT - OFF ROAD PARKING NEAR THE PROPERTY - FRONT GARDEN AREA - REAR GARDEN WITH PATIO AREA - LOCATED CLOSE TO THE M62 MOTORWAY NETWORK

### GROUND FLOOR

Enter the property into the lounge, a nicely presented area with gas fireplace, a handy under the stairs storage area, a door to the kitchen and stairs to the first floor. The kitchen has both wall and base units, space for a free standing cooker and plumbing for a washing machine. From the kitchen there is a door to access the rear garden.

### FIRST FLOOR

From the first floor landing there is access to both bedrooms and the bathroom. Bedroom 1 is a double room overlooking the front, bedroom 2 is a single bedroom overlooking the rear. The bathroom is a three piece with bath, basin and WC. with tiles.

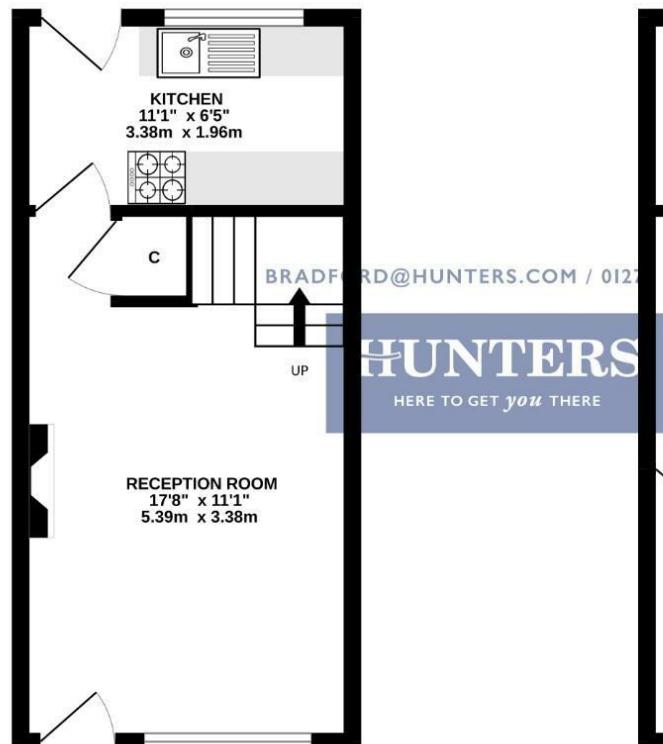
### EXTERNAL

To the front (see picture) is a lawn area that has the potential to have a driveway, there is off road parking just next to the end of the row, accessed by a gateway.

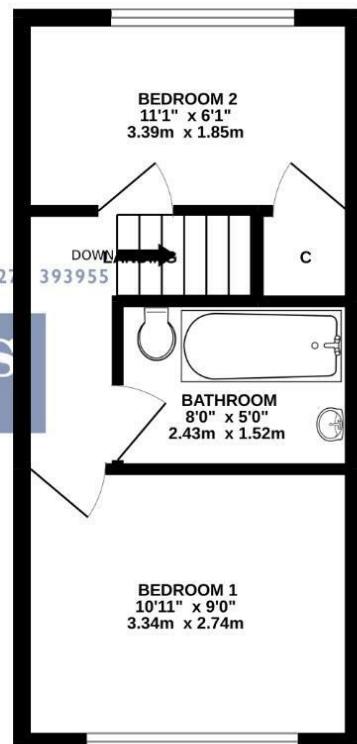




GROUND FLOOR



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.  
Made with Metropix ©2022.

## 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 | 90                      |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 67                      |           |
| (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.

**HUNTERS®**  
HERE TO GET *you* THERE