



Greenfinch Way, Bradford, BD15 7WP

- IMMACULATE TWO BEDROOM MID-THROUGH TERRACE
- WELL-PRESENTED THROUGHOUT
- MODERN THREE PIECE BATHROOM
- DRIVEWAY PARKING
- EPC RATING GRADE C
- FIRST TIME BUYERS / INVESTORS
- MODERN BREAKFAST KITCHEN
- REAR PATIO GARDEN
- COUNCIL TAX BAND A

Offers In The Region Of £135,000

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HUNTERS BRADFORD PRESENTS - GREENFINCH WAY - BD15

IMMACULATE TWO BEDROOM MID-THROUGH TERRACE - FIRST TIME BUYERS / INVESTORS - WELL-PRESENTED THROUGHOUT - MODERN BREAKFAST KITCHEN - MODERN THREE-PIECE BATHROOM - REAR PATIO GARDEN - DRIVEWAY PARKING - COUNCIL TAX BAND A - EPC RATING GRADE C

GROUND FLOOR

Enter into the hallway, there are stairs to the first floor and a door to the lounge. The lounge is decorated with a wall mounted fire, a cupboard under the stairs and double doors leading into the breakfast kitchen. The kitchen has a good range of both wall and base units, tiled splashbacks, integrated fridge freezer & washing machine, breakfast bar, with patio doors leading to the patio garden.

FIRST FLOOR

From the landing there is access to both bedrooms, the house bathroom and loft hatch. Bedroom 1 is a very well presented double room to the front with two windows and a useful over the stairs storage cupboard. Bedroom 2 is a single room overlooking the rear. The bathroom is a modern three piece with tiled walls, P-shaped bath with shower over, basin, WC and radiator.

EXTERNAL

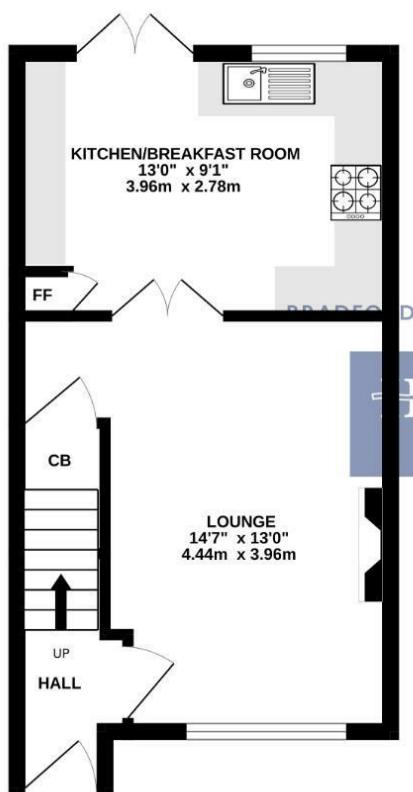
To the front parking is provided by a driveway and to the rear a great outdoor patio garden with planting areas.

If you are looking for a home you can move straight into, then this could be the home for you.



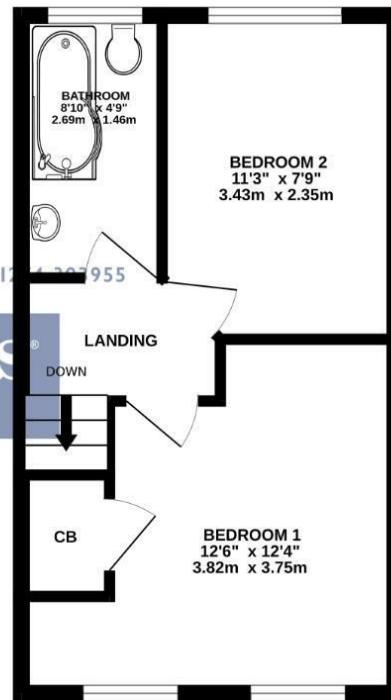


GROUND FLOOR



Whilst every care has been taken to ensure the accuracy of the floor plan 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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1ST FLOOR



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		88
(81-91)	B		73
(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	

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.

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>



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