



Springwood Avenue, Bradford

- A WELL PRESENTED THREE BEDROOM MID THROUGH TERRACE
- MODERN THREE PIECE BATHROOM SUITE
- LARGE EXTENDED REAR GARDEN WITH PATIO
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- AWAITING EPC RATING
- SPACIOUS KITCHEN DINER
- TWO DOUBLE BEDROOMS & ONE SINGLE
- DRIVEWAY PARKING
- COUNCIL TAX BAND A

Offers In The Region Of £130,000

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HERE TO GET *you* THERE

Springwood Avenue, Bradford

DESCRIPTION

HUNTERS BRADFORD PRESENTS - SPRINGWOOD AVENUE

A WELL PRESENTED THREE-BEDROOM MID THROUGH TERRACE - KITCHEN DINER - MODERN THREE PIECE BATHROOM SUITE - TWO DOUBLE BEDROOMS & ONE SINGLE - LARGE EXTENDED REAR GARDEN WITH PATIO - DRIVEWAY PARKING - CLOSE TO LOCAL SCHOOLS AND AMENITIES - COUNCIL TAX BAND A - AWAITING EPC RATING

GROUND FLOOR

Enter the property into the hallway, there are stairs ahead and a door to the lounge. The lounge is well presented, modern with access to the dining kitchen. The dining kitchen is a great family space with a good selection of wall and base units, plumbing for a washing machine, space for a fridge freezer and dining table. There is a handy storage cupboard under the stairs and a door to access the rear patio garden.

FIRST FLOOR

From the landing there is access to all three bedrooms and the family bathroom. Bedroom 1 is a double room, overlooking the front. Bedroom 2 is a double room, overlooking the rear. Bedroom 3 is a single room to the front. The bathroom is a modern style three piece with bath (shower over), basin, WC and will tiled walls.

EXTERNAL

This is where for families this property stands out, there is a large rear garden with patio, ideal for families/ children to play or sitting out on the patio.

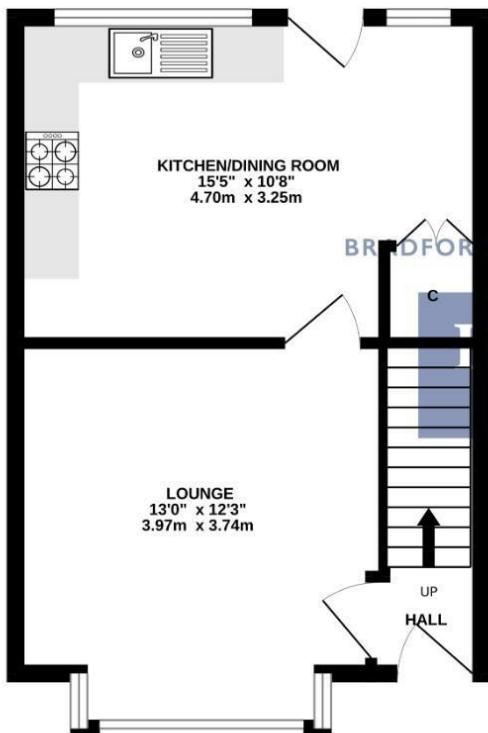
PARKING

Parking is provided by a gated paved driveway to the front.



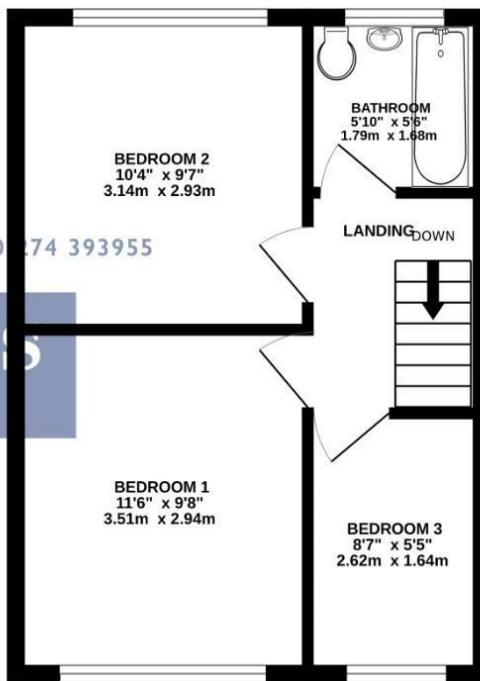


GROUND FLOOR



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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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 | | | 82 |
| (81-91) B | | | 66 |
| (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.

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