



Turner Place, Great Horton, Bradford, West Yorkshire, BD7 3BE

- TWO BEDROOM BACK TO BACK TERRACE
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- OPEN PLAN LOUNGE / KITCHEN
- FRONT GARDEN
- COUNCIL TAX BAND A
- OF INTEREST TO INVESTORS AND FIRST TIME BUYERS
- IN NEED OF SOME UPDATING
- THREE PIECE BATHROOM
- CELLAR FOR STORAGE
- EPC RATING GRADE D

Offers In The Region Of £85,000

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Located on Turner Place, Bradford, this two-bedroom rear back to back terrace house awaits its new owners. Ideal for first time buyers and investors alike with an approximate rental income £650 pcm.

GROUND FLOOR

Enter the Kitchen/Living room, a good size family space with a door to stairs, to access the first floor. The open plan kitchen has a range of both wall and base units, space for a free-standing cooker, plumbing for a washing machine, space for a free-standing fridge freezer. There are doors to access both the front yard and staircase to the cellar.

FIRST FLOOR

From the landing there are doors to bedroom 1, bedroom 2, and the bathroom. The bathroom is a three piece with bath (shower over), basin and WC.

EXTERNAL

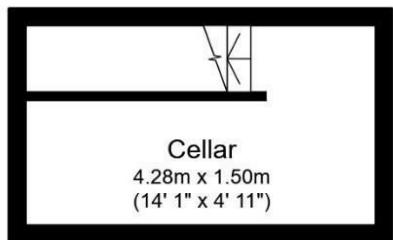
There is a garden area, to the front and although this house may require some updating, it presents a fantastic opportunity to create a home tailored to your taste or great investment property.

Situated in Council Tax Band A and with an EPC rating of D, this property not only offers a comfortable living space but also ensures cost-effective living.

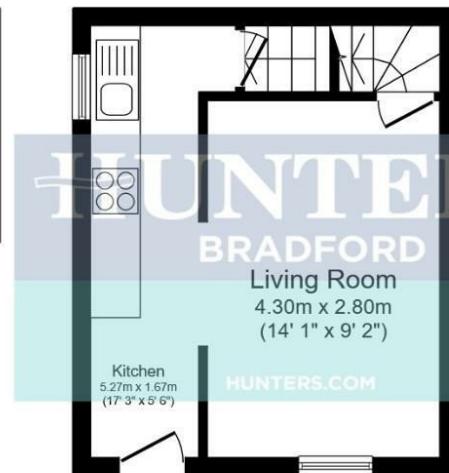
Don't miss out on the chance to transform this house into your dream home. Book a viewing today and envision the endless possibilities that this charming property has to offer.



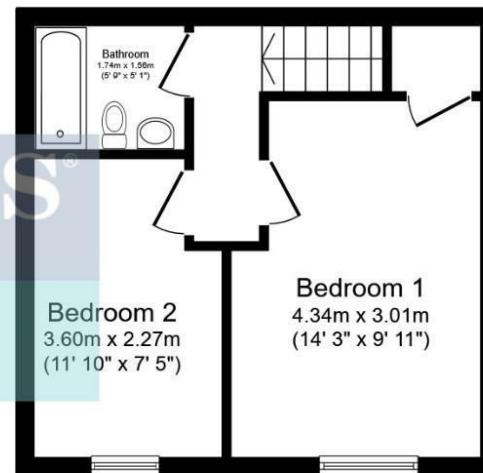




Cellar



Ground Floor



First Floor

Total floor area 59.9 sq.m. (645 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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		89
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(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.