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BRADFORD

01274 393955 bradford@hunters.com

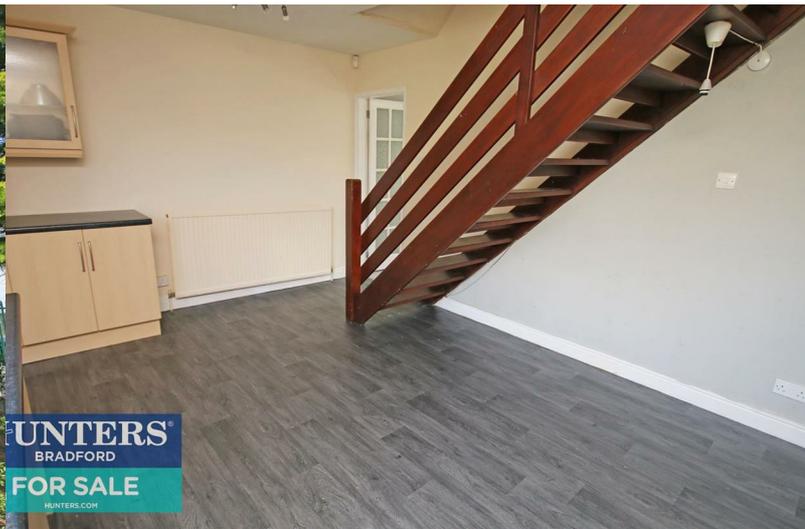
THIS PROPERTY HAS NOW BEEN SOLD SSTC
NO MORE VIEWING REQUESTS ARE BEING TAKEN

HUNTERS.COM

2 Garth Barn Close

Heaton, Bradford, BD9 4BG

£160,000



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Lounge

16'2" x 12'1" (4.92 x 3.68)

Kitchen

16'1" x 11'7" (4.91 x 3.53)

Wc

5'6" x 2'7" (1.67 x 0.8)

Bedroom 1

11'9" x 12'2" (3.59 x 3.71)

Bedroom 2

12'0" x 9'11" (3.65 x 3.01)

Bedroom 3

6'4" x 9'3" (1.92 x 2.83)

Bathroom

6'7" x 5'5" (2 x 1.65)

Garage

HUNTERS BRADFORD PRESENTS - GARTH BARN CLOSE *** WITH NO CHAIN ***

A THREE-BEDROOM STONE BUILT SEMI-DETACHED FAMILY HOME LOCATED IN HEATON

THREE BEDROOMS - ALL WITH FITTED FURNITURE - THREE-PIECE MODERN STYLE BATHROOM SUITE - KITCHEN DINER - GROUND FLOOR WC - FRONT GARDEN - DRIVEWAY AND GARAGE PARKING - POSSIBLE GARAGE CONVERSION EXTENSION SUBJECT TO PLANNING - FRONT LAWN GARDEN - CLOSE TO LOCAL AMENITIES AND SCHOOLS

GROUND FLOOR

Enter into the porch / cloakroom area, leading to the lounge. The lounge is lit by windows to the front, has a brick fireplace and a door to the kitchen / diner. The kitchen has a range of both wall and base units, gas hob, electric oven, extractor fan, tiled splashbacks, plumbing for a washing machine and space for a dining table. There is a door to the rear porch and stairs to the first floor. From the porch there are doors to the rear of the property and to the ground floor Wc.

FIRST FLOOR

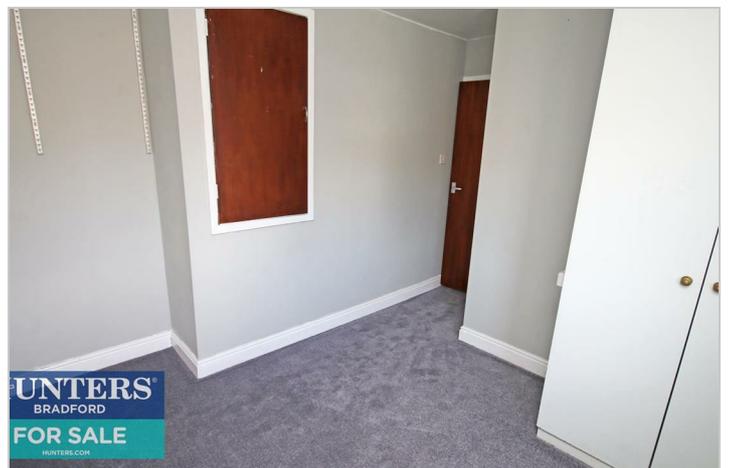
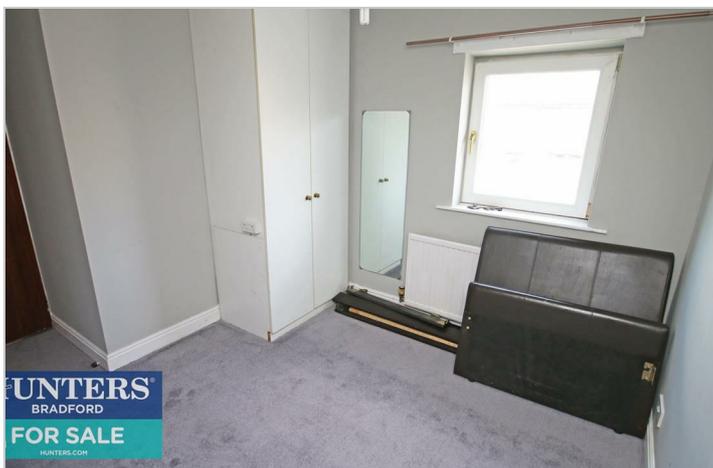
Bedroom 1 is a double room with fitted wardrobes and overlooks the front of the property. Bedroom 2 is a double room with an over the stairs cupboard, fitted wardrobe and overlooks the rear. Bedroom 3 is a single room with fitted wardrobes. The bathroom is a three piece with bath (shower over), basin, Wc with tiled floor and part tiled walls.

EXTERNAL

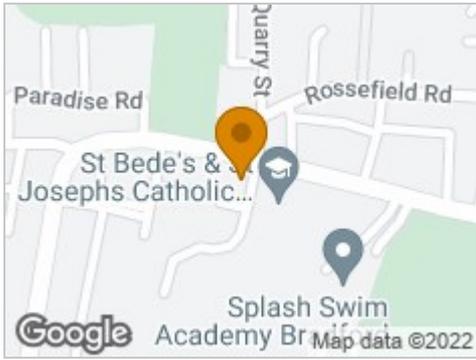
To the front of the property is a lawn garden with planting areas, to the rear is a paved area.

PARKING

Parking is provided by both a driveway and a single garage, this may have the potential for conversion, subject to planning regulations.



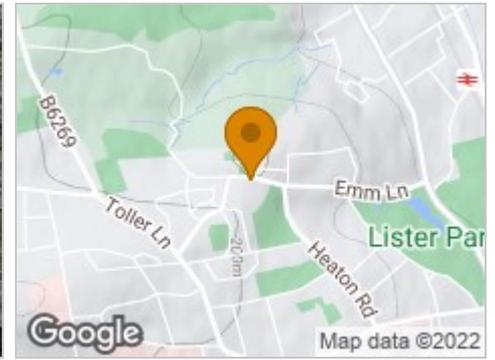
Road Map



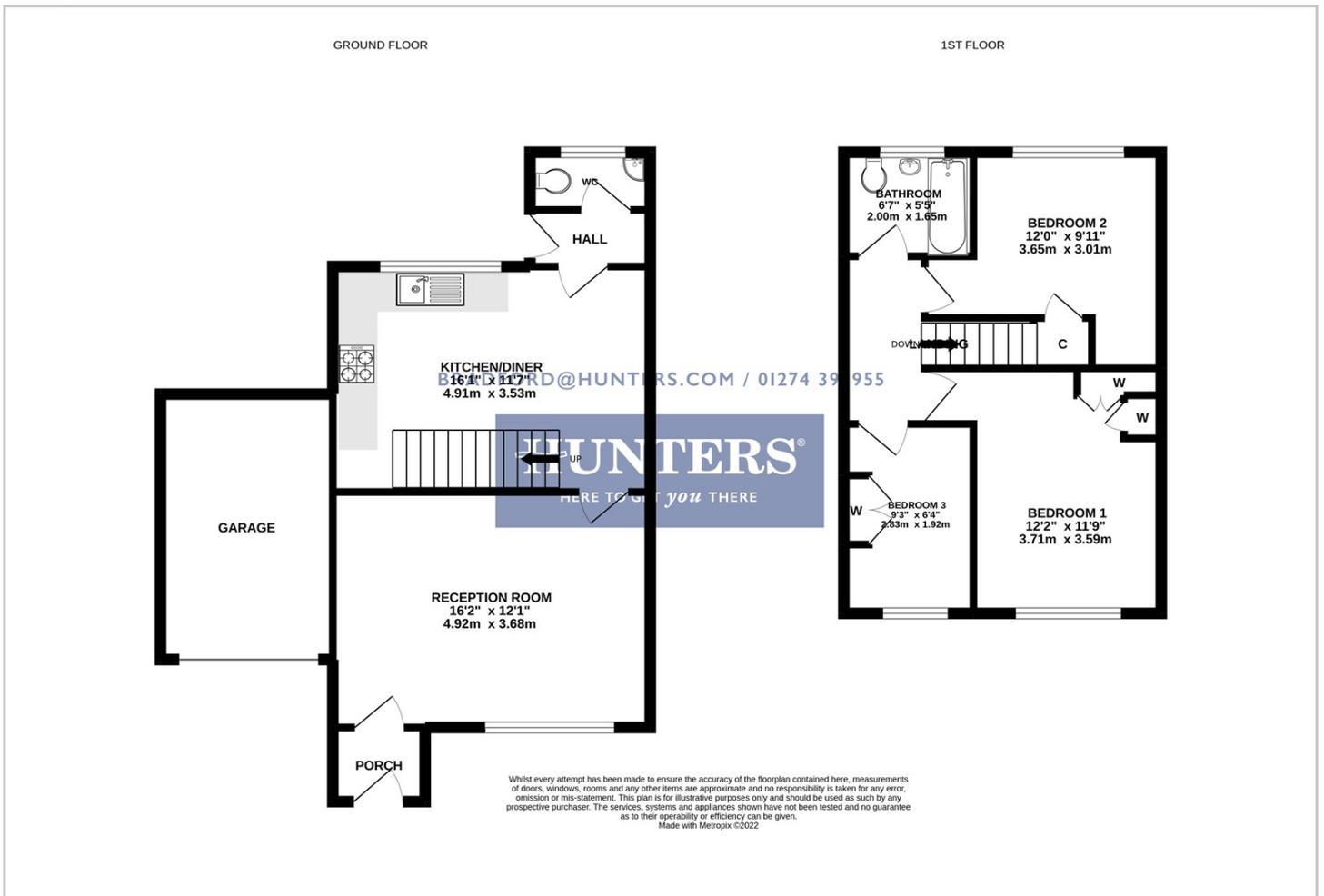
Hybrid Map



Terrain Map



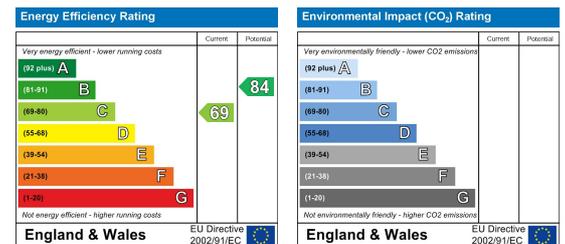
Floor Plan



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.

Energy Efficiency Graph



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.