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BRADFORD



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## Gracy Fold, Wibsey, Bradford, BD6 3FE

- FOR SALE BY THE MODERN METHOD OF AUCTION/RESERVATION AGREEMENT
- APPROX. 3.5 YEARS REMAINING ON NHBC GUARANTEE
- RECEPTION ROOM WITH PATIO DOORS TO REAR GARDEN
- PREVIOUS PLANNING PERMISSION GRANTED FOR DORMAS AND EXTENSION
- REAR LAWN / PATIO GARDEN - DRIVEWAY PARKING
- CUL-DE-SAC LOCATION
- MODERN KITCHEN DINER
- GROUND FLOOR WC
- MODERN THREE-PIECE BATHROOM
- COUNCIL TAX BAND A - EPC RATING GRADE B

**Guide Price £120,000**

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HUNTERS BRADFORD PRESENTS - GRACY FOLD - BD6

A TWO-BEDROOM SEMI-DETACHED PROPERTY - CUL-DE-SAC LOCATION - APPROX. 3.5 YEARS REMAINING ON NHBC GUARANTEE - MODERN KITCHEN DINER - RECEPTION ROOM WITH PATIO DOORS TO REAR GARDEN - GROUND FLOOR WC - TWO DOUBLE BEDROOMS - MODERN THREE-PIECE BATHROOM - REAR LAWN / PATIO GARDEN - DRIVEWAY PARKING - COUNCIL TAX BAND A - EPC RATING GRADE B

FOR SALE BY THE MODERN METHOD OF AUCTION/RESERVATION AGREEMENT

ONLINE AUCTION CLOSES - Friday 15th Dec, 11:00 am

## GROUND FLOOR

Enter into the hallway, there are stairs to the first floor and a door to the dining kitchen. The kitchen is modern with a great selection of wall and base units, integrated dishwasher, full size fridge freezer, gas hob, plumbing for an undercounter washing machine and built in cat flap. The kitchen gives access to both the ground floor WC and reception room. The reception room is well presented with patio doors giving a good amount of light and access to the rear enclosed patio garden.

## FIRST FLOOR

The landing gives access to both bedrooms, the bathroom and loft hatch. Bedroom 1 is a double room overlooking the front. Bedroom 2 is a double room overlooking the rear. The bathroom is a modern three piece with bath (electric shower over), basin and WC.

## EXTERNAL

The rear is a lawn and patio garden, ideal for families with the garden being enclosed, to the front is the patio and then a good size lawn. The garden shed is also included with the property.

Parking is proved by a driveway, there is an outside power point and fittings to have an electric car charge port.

## PREVIOUS PLANNING PERMISSION GRANTED FOR DORMAS AND EXTENSION AS BELOW

Reference 21/03802/HOU

Alternative Reference PP-10050331

Application Validated Mon 19 Jul 2021

Address 3 Gracy Fold Bradford West Yorkshire BD6 3FE

Proposal Dormer windows to front and rear and single storey rear extension.





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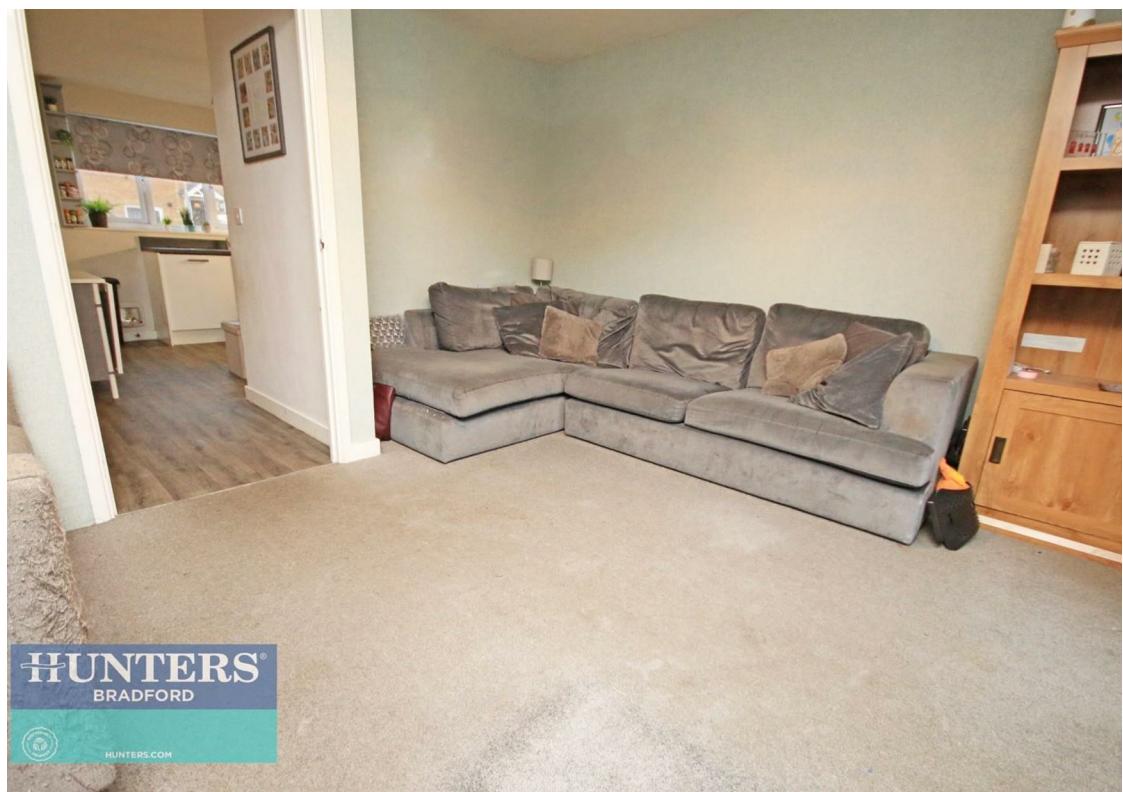
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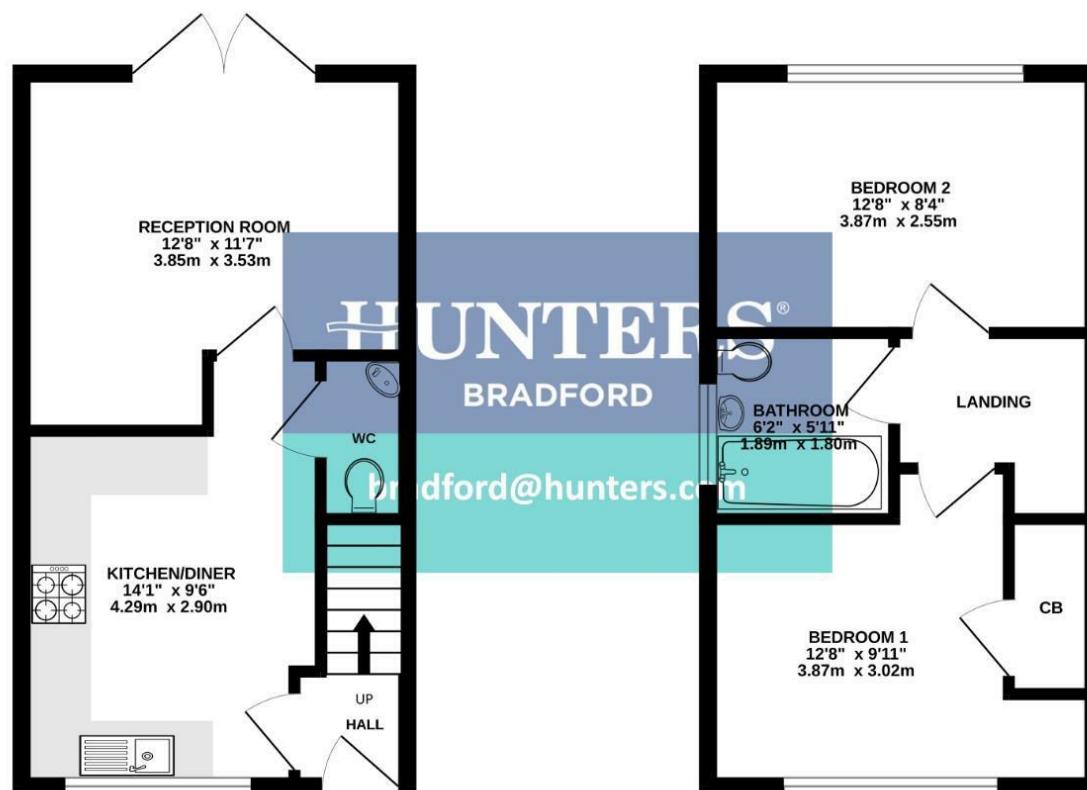
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GROUND FLOOR



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.

### 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	97	
(81-91)	B	83	
(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.

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