



Bolingbroke Street, Little Horton, Bradford, West Yorkshire, BD5

- FIRST TIME BUYERS AND INVESTORS
- TWO BEDROOM END THROUGH TERRACE
- DOUBLE GLAZING
- SHOWER ROOM
- DRIVEWAY PARKING
- POTENTIAL RENTAL INCOME APPROX. £625 PCM - £700 PCM
- LOCATED IN THE POPULAR AREA OF LITTLE HORTON
- GAS CENTRAL HEATING
- GARDENS FRONT AND REAR
- COUNCIL TAX BAND B - EPC RATING GRADE E

Offers In The Region Of £130,000

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DESCRIPTION

Nestled in the sought-after area of Little Horton, this charming two-bedroom end-terraced house on Bolingbroke Street presents an excellent opportunity for first-time buyers and investors alike. The property boasts a welcoming reception room, perfect for relaxing or entertaining guests.

The two well-proportioned bedrooms provide ample space for comfortable living, while the modern shower room adds a touch of convenience. The house is equipped with double glazing and gas central heating, ensuring a warm and energy-efficient environment throughout the year.

Outside, you will find gardens both at the front and rear, offering a space for outdoor activities or simply enjoying the fresh air. Additionally, the property benefits from driveway parking, making it easy for you and your guests to come and go with ease.

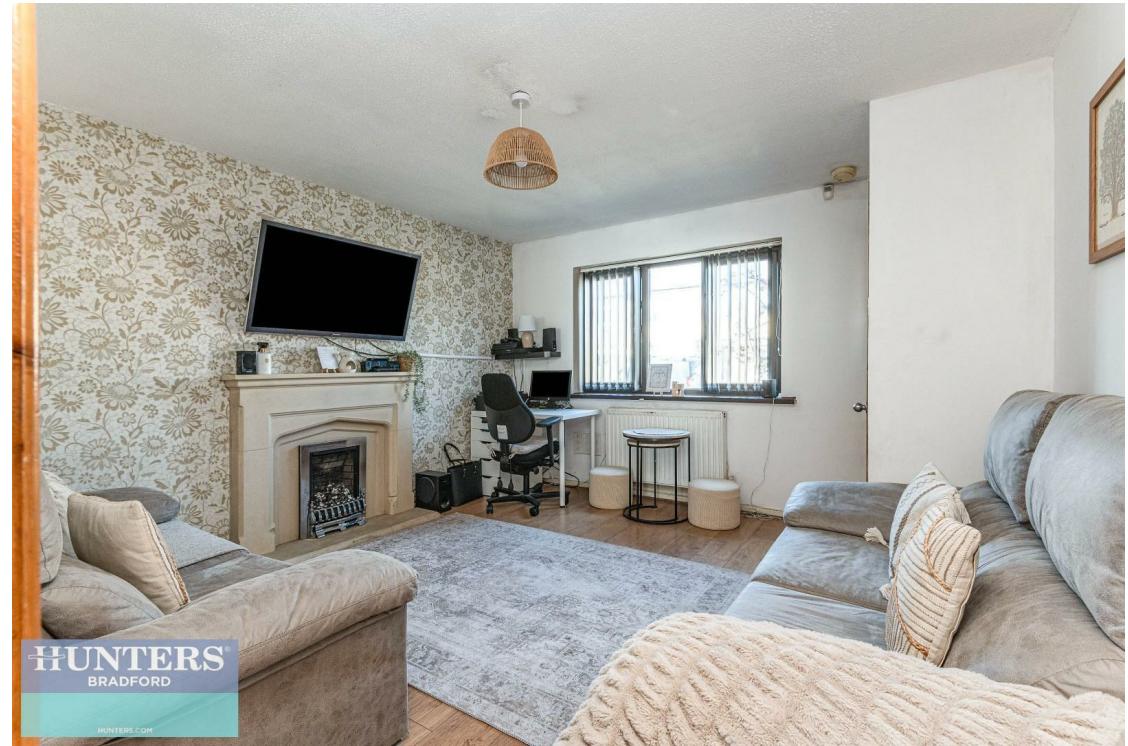
With a Council Tax Band B and an EPC rating of Grade E, this property is not only appealing but also practical for everyday living.

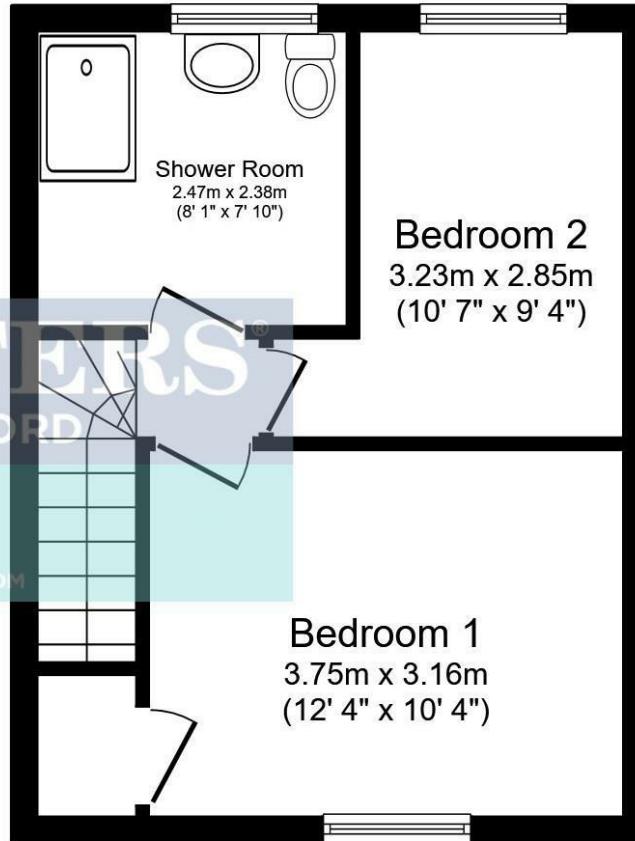
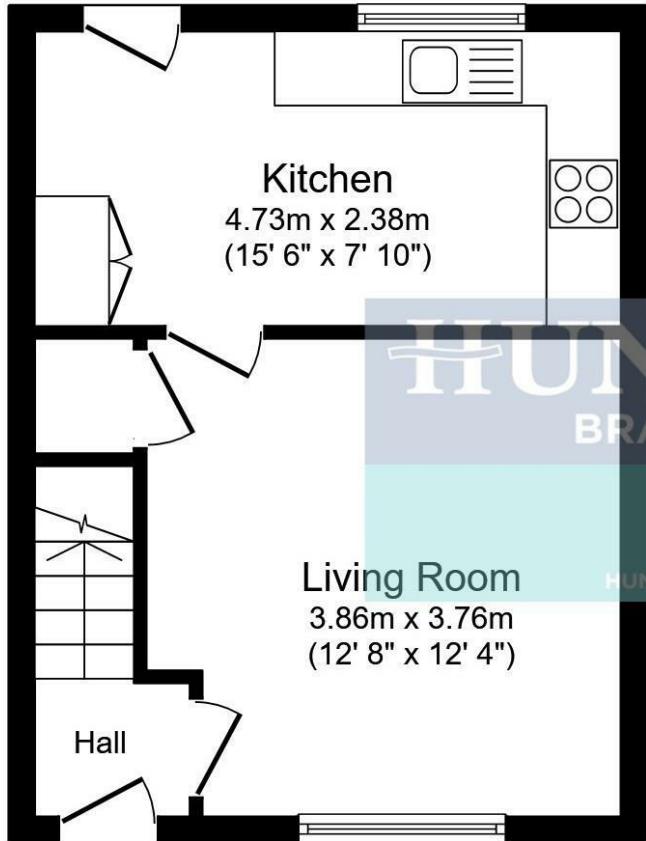
There are good transport links to Bradford, Halifax and to other surrounding villages, towns and cities. Close to local amenities and the M62 Motorway network.

Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this semi-detached house is a fantastic choice in a vibrant community.

Don't miss the chance to make this lovely home your own, book your viewing today.







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.fccalagent.com

Viewings

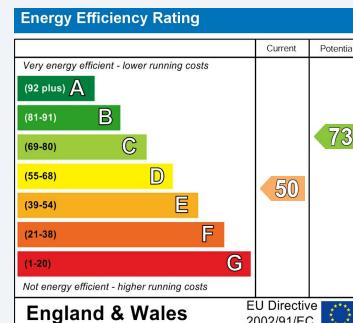
Please contact bradford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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.