

Woodhall Avenue, Thornbury, Bradford, West Yorkshire, BD3 7BU

- FIRST TIME BUYERS & INVESTORS
- TWO BEDROOM MID THROUGH TERRACE
- KITCHEN DINER
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A
- *** NO CHAIN ***
- REAR CONSERVATORY
- DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES
- EPC RATING GRADE D

Offers Over £100,000



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DESCRIPTION

Nestled in the charming area of Thornbury, Bradford, this delightful terraced house on Woodhall Avenue presents an excellent opportunity for first-time buyers and investors alike. Spanning an impressive 882 square feet, the property boasts a well-designed layout that includes a welcoming reception room, two comfortable bedrooms, and a modern bathroom.

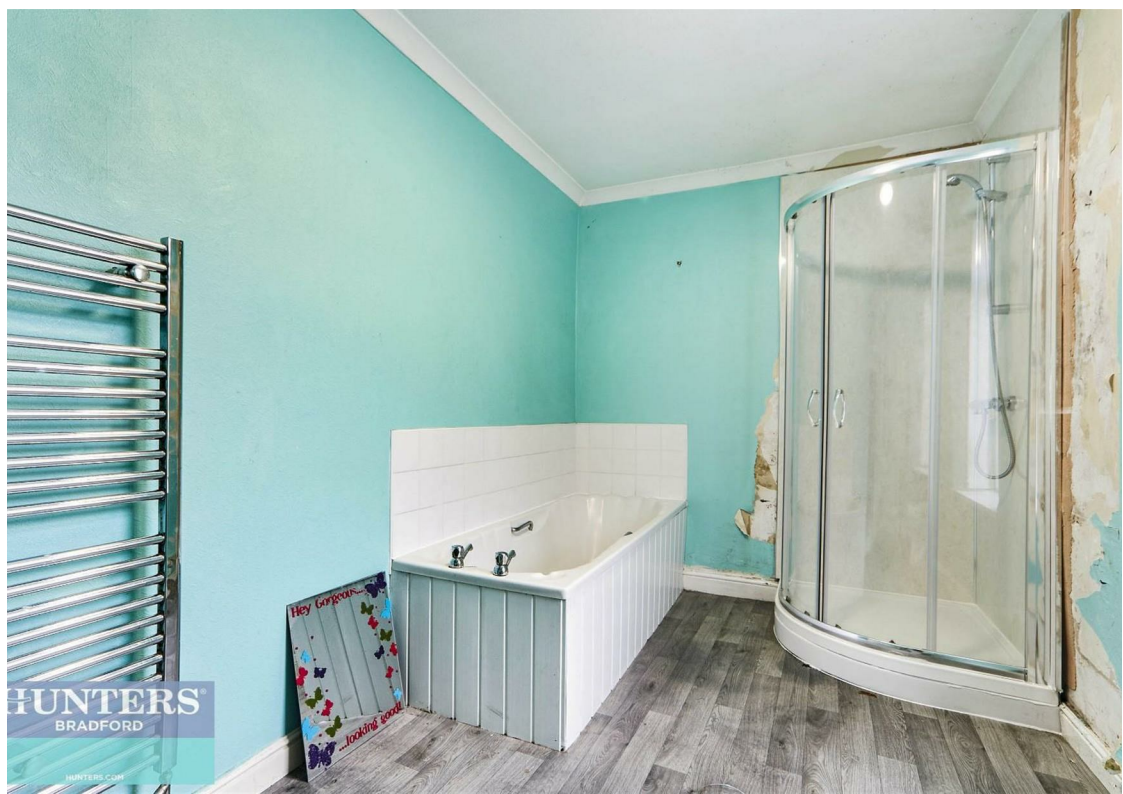
Constructed in the late 1920s, this home retains a sense of character while offering contemporary conveniences. The rear conservatory provides a lovely space to relax, while the kitchen diner is perfect for family meals and entertaining guests. The property benefits from double glazing throughout, ensuring warmth and energy efficiency, complemented by a reliable gas central heating system.

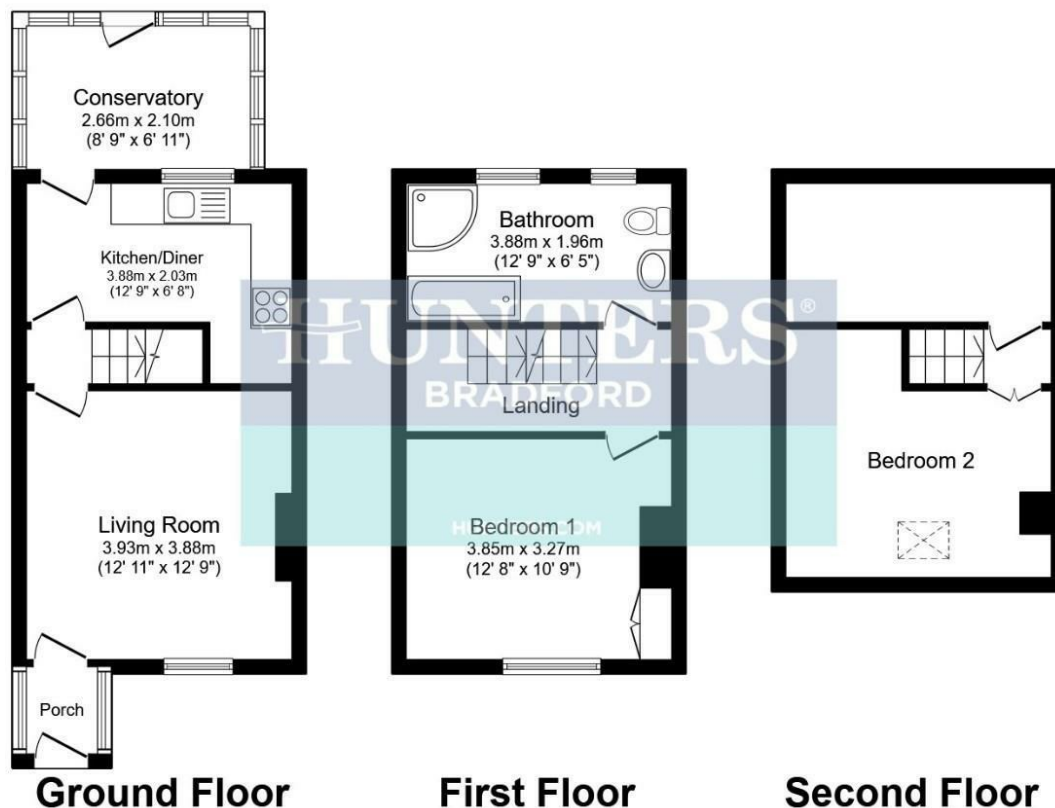
For those with vehicles, there is convenient parking available for one car. The location is particularly advantageous, with easy access to local amenities and excellent transport links to Leeds, making it ideal for commuters and families alike.

With a council tax band of A and an EPC rating of grade D, this property is not only affordable but also represents a great rental investment opportunity.

Whether you are looking to make your first step onto the property ladder or seeking a promising addition to your investment portfolio, this charming home on Woodhall Avenue is certainly worth considering.







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

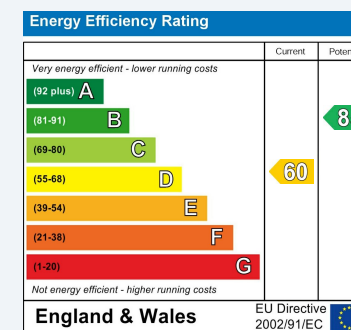
Please contact bradford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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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