



## Wilmer Road, Heaton, Bradford, West Yorkshire, BD9 4RX

- THREE BEDROOM BACK TO BACK TERRACE
- SPACIOUS ATTIC BEDROOM
- DOUBLE GLAZING
- SMALL CELLAR AREA
- COUNCIL TAX BAND A
- ACCOMMODATION OVER FOUR FLOORS
- THREE PIECE SHOWER ROOM
- GAS CENTRAL HEATING
- FRONT GARDEN
- AWAITING EPC CERTIFICATE

**Offers Over £100,000**





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HUNTERS BRADFORD PRESENTS - WILMER ROAD - HEATON - BD9

Currently tenanted, being sold with vacant possession.

Nestled in the heart of Wilmer Road, Heaton, this terraced house offers a living space for those seeking comfort and convenience. Boasting one reception room, three cosy bedrooms, and a well-appointed bathroom, this property is perfect for families or individuals looking for a new place to call home.

Spread across four floors, this back-to-back terrace provides ample space for all your needs. The highlight of this home is the spacious attic bedroom, offering a peaceful retreat at the end of a long day. The three-piece shower room adds a touch of luxury, ensuring you can unwind in style.

With modern conveniences such as double glazing and gas central heating, this property combines comfort with practicality. The small cellar area provides additional storage space, perfect for keeping your home organised and clutter-free. Outside, the front garden offers a tranquil spot to enjoy a morning coffee or evening sunset.

Situated in Council Tax Band A, this home offers an affordable option for those looking to settle in a vibrant community. With an EPC certificate on the way, you can rest assured that this property is energy efficient and cost-effective.

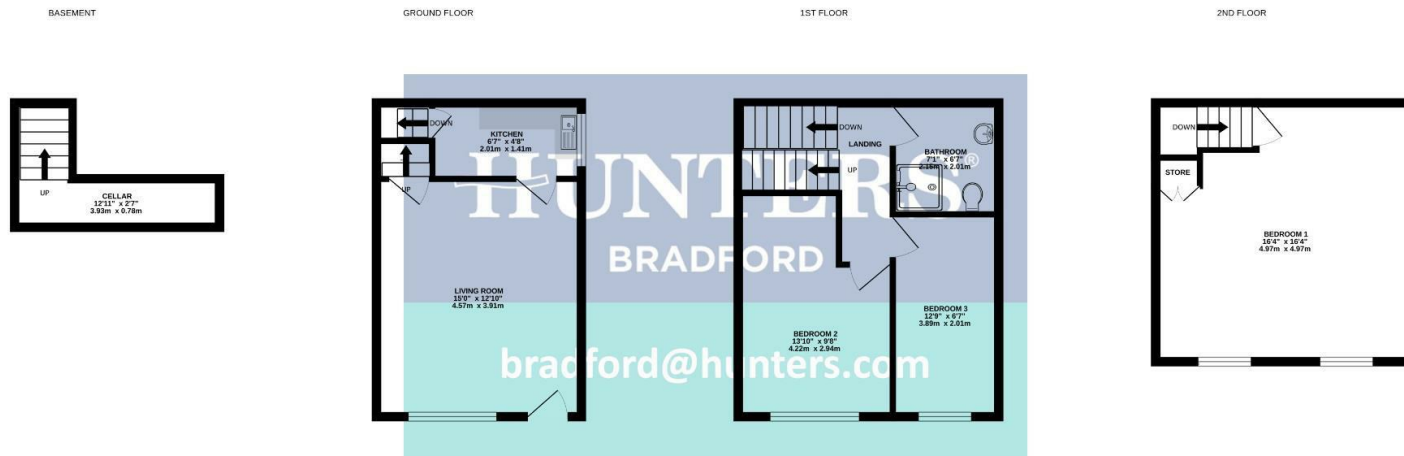
Don't miss out on the opportunity to make this lovely house your own. Book a viewing today and step into your future home in Wilmer Road!











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.  
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### Viewings

Please contact [bradford@hunters.com](mailto: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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.