



## Ashmount, Bradford

- FIRST TIME BUYERS / INVESTORS
- ACCOMMODATION OVER THREE FLOORS
- MODERN DOUBLE SHOWER ROOM
- LOCATED IN GREAT HORTON
- THREE BEDROOM THROUGH MID TERRACE
- SPACIOUS LOUNGE
- REAR GARDEN AND DECKING PORCH
- SET ON A NO THROUGH ROAD

Offers In The Region Of £130,000

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# Ashmount, Bradford

## DESCRIPTION

HUNTERS BRADFORD PRESENTS - ASHMOUNT BD7

A THREE BEDROOM MID THROUGH TERRACE LOCATED OFF GREAT HORTON ROAD

FIRST TIME BUYERS / INVESTORS - ACCOMMODATION OVER THREE FLOORS - SPACIOUS LOUNGE - MODERN DOUBLE SHOWER ROOM - REAR GARDEN AND DECKING PORCH - SET ON A NO THROUGH ROAD

### GROUND FLOOR

Enter the property into the lounge, this is a good size room with fireplace, a door to stairs to access the first floor and a door to the kitchen. The kitchen is painted in a neutral colour and has both wall and base units. There is plumbing for a washing machine, gas cooker point and space for stand up fridge freezer. To the rear of the kitchen is a door to the rear garden.

### FIRST FLOOR

The landing is lit by a window and gives access to bedroom no1., the family double shower room and stairs to the second floor. Bedroom 1 is a good size double room, overlooking the front. The family shower room has tiled walls, a double walk in shower, basin (with under storage), WC and a heated towel rail.

### SECOND FLOOR

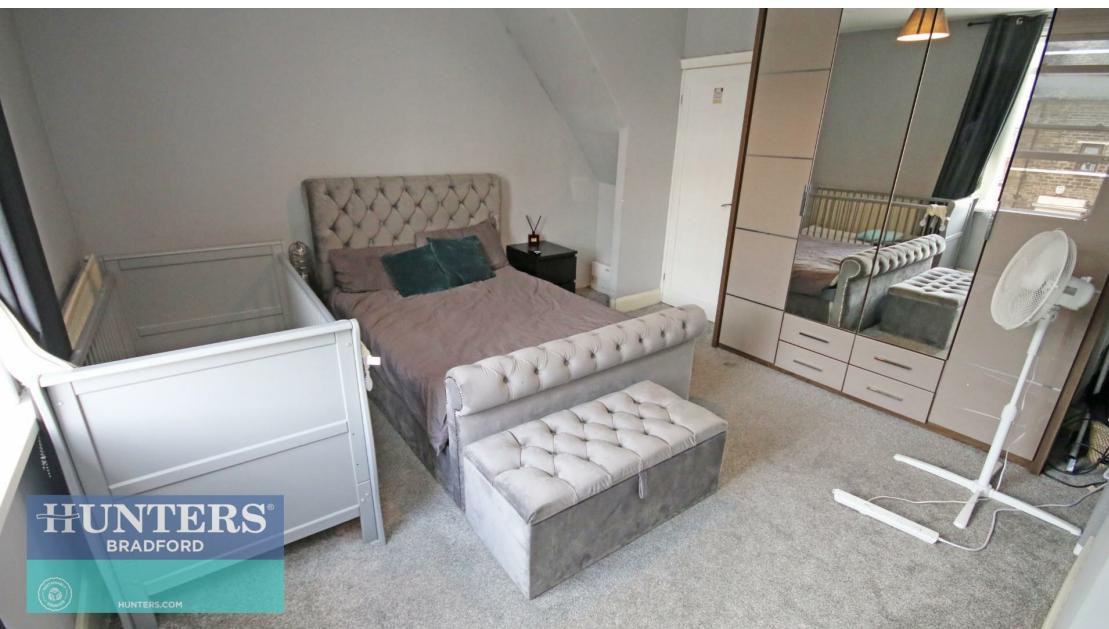
From the landing there is access to bedroom 2 and bedroom 3. Bedroom 2 is a double room, overlooking the rear of the property and a door to bedroom 2, ideal if you have young children so they do not go to near the stairs. Bedroom 3 is a single room overlooking the front, the owners are currently using it for storage.

### EXTERNAL

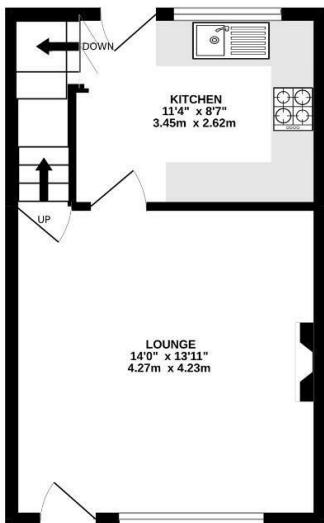
To the front is a small paved area and to the rear an enclosed garden with decking seating area and artificial grass. Ideal for enjoying time with the family and being enclosed, it is a great space for young children to play.

Close to local amenities, transport links, schools.





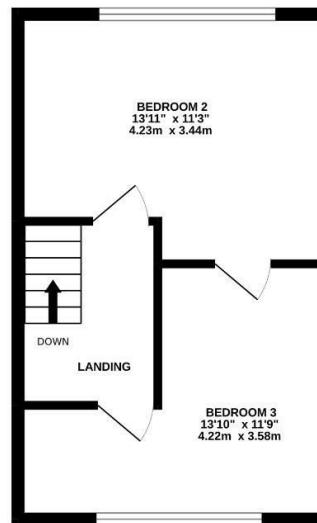
GROUND FLOOR



1ST FLOOR



2ND 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.

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## 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		
(81-91)	B	75	
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(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.

## 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@huntrs.com](mailto:bradford@huntrs.com) <http://www.huntrs.com>



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