

# HUNTERS®

HERE TO GET *you* THERE

18 Mill Holme Fold, Bradford, West Yorkshire, BD10 0FA

Price £230,000

Property Images



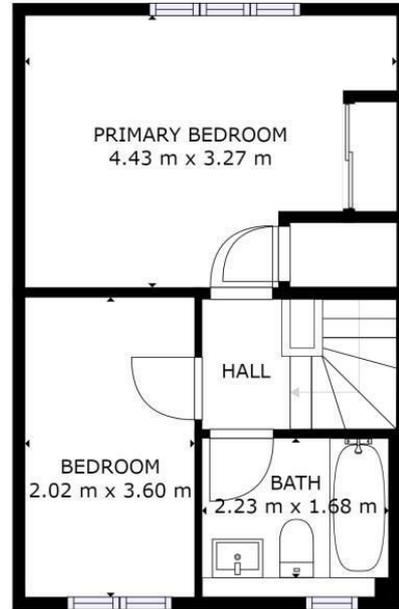
# HUNTERS®

HERE TO GET *you* THERE

## Property Images



## Floorplan



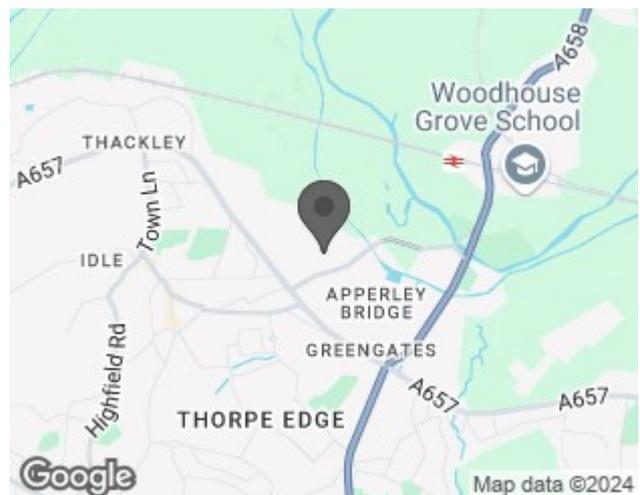
GROSS INTERNAL AREA  
FLOOR 1: 32 m<sup>2</sup>, FLOOR 2: 31 m<sup>2</sup>  
TOTAL: 63 m<sup>2</sup>



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>97</b>
(81-91) <b>B</b>		<b>83</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	

## Map



## Details

Type: House - Terraced Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

This beautifully presented property, located in a peaceful cul-de-sac, offers an ideal setting for first-time buyers or young families. With its southerly-facing, enclosed rear garden, the home enjoys plenty of natural sunlight and a private outdoor space perfect for relaxing or entertaining. Just a short walk from picturesque canal-side paths, it's an excellent location for those who enjoy scenic walks and outdoor activities.

Inside, the accommodation is well-designed and welcoming. The ground floor features an inviting entrance hallway leading to a convenient guest WC. The lounge provides a comfortable space to unwind, while the open-plan dining kitchen is perfect for family meals and gatherings, with French doors opening directly onto the garden, extending the living space outdoors during warmer months.

Upstairs, there are two well-proportioned bedrooms, offering flexibility as sleeping quarters or a home office, along with the main house bathroom.

## Features

• CUL DE SAC POSITION • SUPERBLY PRESENTED THROUGHOUT • REMAINDER OF BUILDERS GUARANTEE • PERFECT FOR FIRST TIME BUYER OR YOUNG FAMILY • CLOSE TO SHOPS, SCHOOLS, AMENITIES AND TRAIN STATION • ENCLOSED GARDEN WITH SOUTHERLY ASPECT • £850-£950 PER MONTH POTENTIAL RENTAL INCOME