

**18 Torre Grove, Bradford, BD6 3PG**  
**Asking Price £100,000**

SERVICES & APPLIANCES HAVE NOT BEEN TESTED

Could this be your next project? This is a 3 bedroom townhouse, comprising of a lounge, kitchen, 3 bedrooms and a family bathroom, gardens to front and rear and a good sized drive.

Full refurbishment is required.

# Locate

The Property Experts

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Registered in England & Wales No. 5161728

**Front Elevation****Back elevation****Lounge**

13'0" x 12'9" (3.98 x 3.895)

**Kitchen**

16'0" x 8'4" (4.898 x 2.562)

**Bedroom 1**

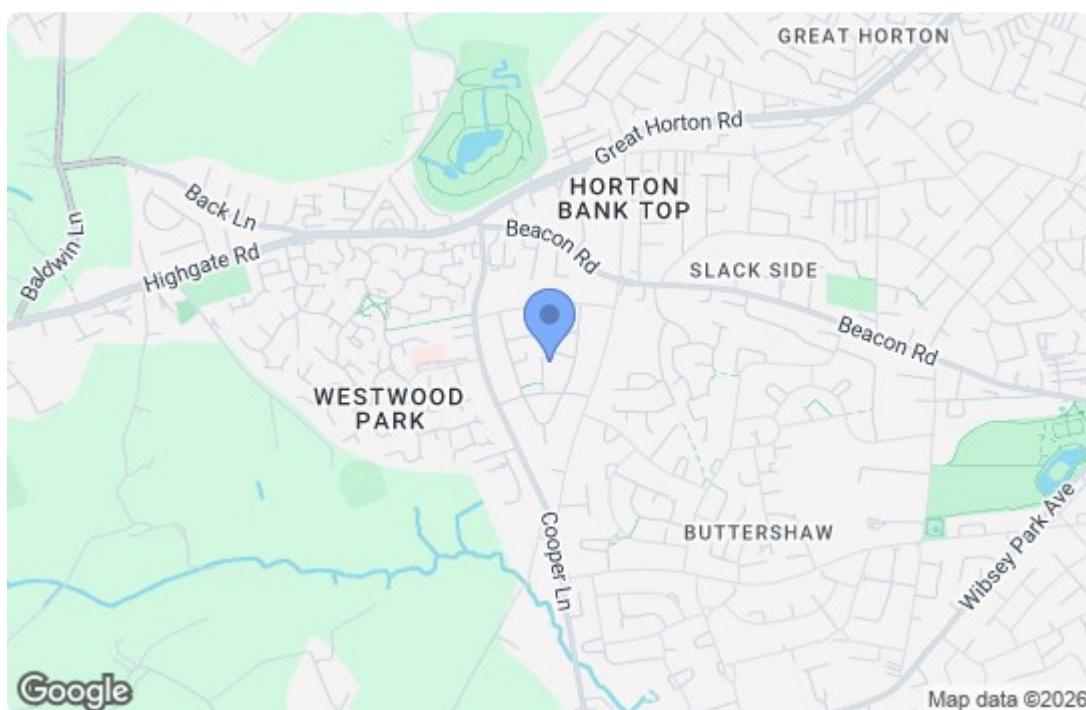
12'0" x 9'11" (3.666 x 3.032)

**Bedroom 2**

10'0" x 9'8" (3.056 x 2.970)

**Bedroom 3**

7'9" x 5'10" (2.387 x 1.791)



| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         | 78        |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  | 26      |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |