Townend
estate agents
www.townendestateagents.co.uk

65 Northampton Street
Undercliffe
BD3 0HS

£120,000

TWO/THREE BEDROOMS *IDEAL FOR FIRST TIME BUYERS & FAMILIES* *REAR YARD* *POPULAR LOCATION* *FLEXIBLE LIVING ACCOMMODATION* *CLOSE TO LOCAL SCHOOLS & AMENITIES*

Townend Estate Agents offer for sale this charming mid-terrace house. Presenting an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, with the second bedroom currently configured as a convenient wet room, offering flexible accommodation to suit your needs. Upon entering, you will find a welcoming reception room that provides a perfect space for relaxation or entertaining guests. The layout of the house is designed to maximise comfort and functionality, making it an ideal choice for those seeking a home that can adapt to their lifestyle. The rear yard adds a delightful outdoor space, perfect for enjoying the fresh air or hosting summer gatherings. This property is situated in a vibrant community, with local amenities and transport links within easy reach, ensuring that everything you need is just a stone's throw away.
With its appealing features and prime location, this mid-terrace house on Northampton Street is a fantastic prospect for anyone looking to settle in Bradford. Don't miss the chance to make this lovely property your new home.
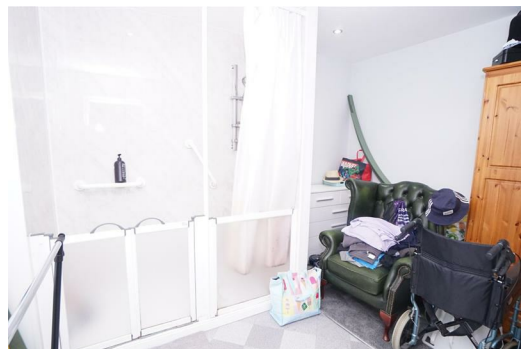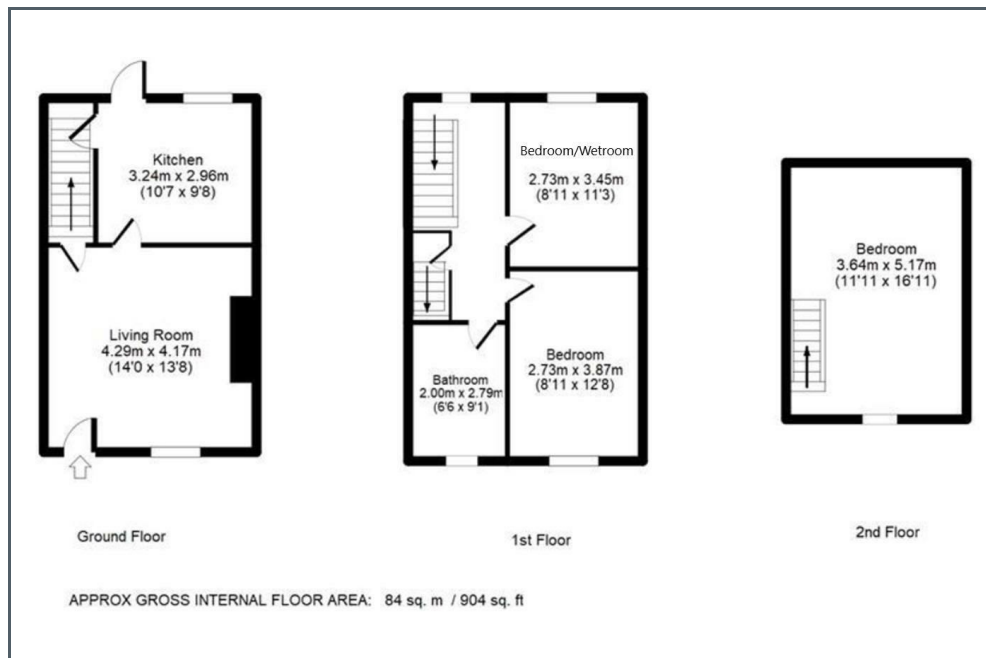
Ask us about....

AUCTION **CONVEYANCING** **MORTGAGES** **SURVEYS**

Kitchen
3.24m x 2.96m
(10'7 x 9'8)

Living Room
4.29m x 4.17m
(14'0 x 13'8)

Ground Floor

Bedroom/Wetroom
2.73m x 3.45m
(8'11 x 11'3)

Bathroom
2.00m x 2.79m
(6'6 x 9'1)

Bedroom
2.73m x 3.87m
(8'11 x 12'8)

1st Floor

Bedroom
3.64m x 5.17m
(11'11 x 16'11)

2nd Floor

APPROX GROSS INTERNAL FLOOR AREA: 84 sq. m / 904 sq. ft

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 58

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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