



## Offers In The Region Of £79,950

\* NEW PRICE \*Welcome to Quarry Place, Bradford - a charming Victorian mid-terrace house that is sure to capture your heart! This delightful property boasts a cosy reception room, two lovely bedrooms, and a modern kitchen perfect for whipping up your favourite dishes.

Situated in a historic Victorian building, this house exudes character and charm, offering a unique living experience. The second bedroom provides flexibility for various uses, whether it be a home office, a guest room, or a cosy reading nook.

The location of this property is ideal for those looking to make a smart investment. With its classic Victorian architecture and modern amenities, this house offers the best of both worlds. Whether you are a first-time buyer, a growing family, or an investor, this property has something for everyone.

Don't miss out on this fantastic opportunity to own a piece of history in Quarry Place. Arrange a viewing today and step into your future home!

Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.  
**IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.**  
 PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating	
Current	Potential
76	94

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

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	A

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

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