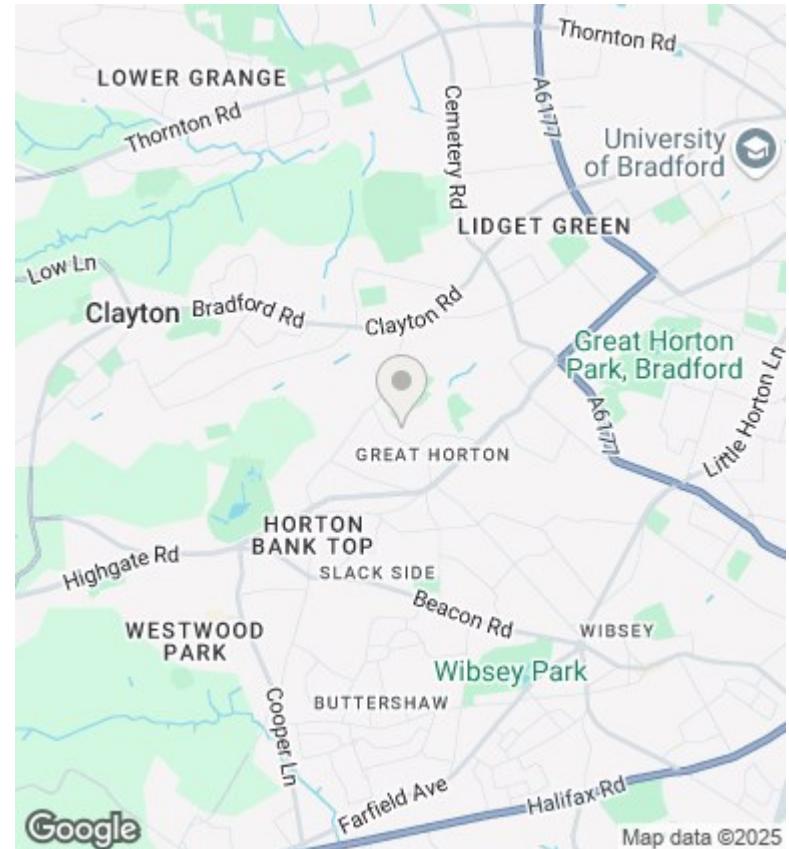




## 26 Bracken Hill Drive, Bradford, BD7 4RS

£215,000

- MODERN THREE BEDROOM SEMI DETACHED
- POPULAR CUL-DE-SAC LOCATION
- GROUND FLOOR WC
- ARRANGE YOUR VIEWING ASAP
- GOOD-SIZED REAR GARDEN
- WELL PRESENTED THROUGHOUT
- LAPSED PLANNING FOR SIDE EXTENSION
- DRIVEWAY TO THE SIDE
- NEW DECOR & CARPETS
- CLOSE TO LOCAL AMENITIES



## Directions

### Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

### Council Tax Band

B

### EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	86
(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