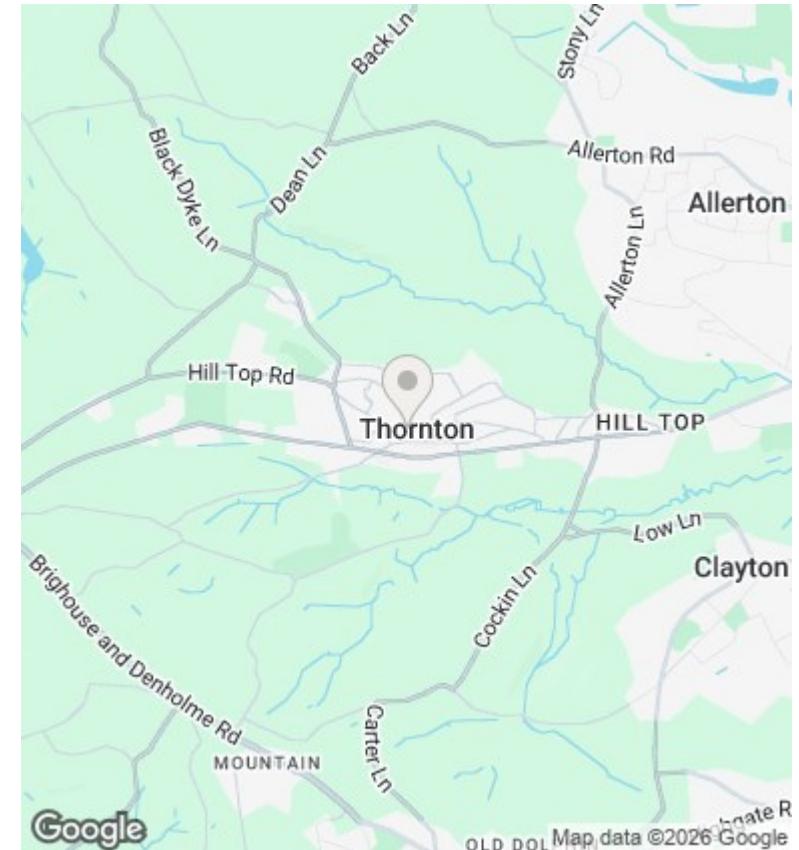




## 3 Back Field, Bradford, BD13 3EX

£125,000

- TWO BEDROOM THROUGH BY LIGHT COTTAGE
- GAS CENTRAL HEATING & ALL NEW RADIATORS
- CLOSE TO VILLAGE AMENITIES
- 'C' ENERGY PERFORMANCE RATING
- GRADE II LISTED
- BOILER UNDER WARRANTY UNTIL JULY 2027
- RECENTLY RE-DECORATED
- DOUBLE GLAZED SASH WINDOWS
- CUL-DE-SAC LOCATION
- NEW CARPETS AND FLOORING



## 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		91
(81-91) B		
(69-80) C		69
(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	