



30 Balfour Street, Bradford, BD4 7JT

£140,000

- FOUR BEDROOM MID TERRACE
- UPVC DOUBLE GLAZING
- DORMERS FRONT AND REAR
- YARD TO THE REAR
- CLOSE TO LOCAL AMENITIES
- GAS CENTRAL HEATING
- CELLAR
- SET OVER THREE FLOORS
- POPULAR LOCATION
- EARLY VIEWING ADVISED

30 Balfour Street, Bradford BD4 7JT

**** FOUR BEDROOM MID-TERRACE ** SET OVER THREE FLOORS ** MODERN KITCHEN & BATHROOM ** GAS CENTRAL HEATING ** UPVC DOUBLE GLAZING **** Set in a popular location in BD4 is this traditional stone built through terrace property. Briefly comprising of a lounge, dining-kitchen, cellar, two first floor bedrooms and a bathroom, plus two dormer attic bedrooms. Yard to the rear. Early viewing advised.



Council Tax Band: A



Vestibule

Entrance vestibule with a door to the lounge.

Lounge

Window to the front elevation and a central heating radiator.

Dining Kitchen

Modern two-tone fitted kitchen with a range of base and wall units, work surfaces over and splash-back tiling. Plumbing for a washing machine, electric oven, four ring hob, boiler cupboard and a stainless steel sink & drainer. Window and door to the rear elevation and a door to the cellar.

Cellar

Useful keeping cellar providing further storage.

First Floor

Landing with doors to two bedrooms and the bathroom. Stairs off to the second floor.

Bedroom One

Window to the front elevation and a central heating radiator.

Bedroom Two

Window to the rear elevation and a central heating radiator.

Bathroom

A modern, fully tiled bathroom with a panelled bath and a shower over, pedestal washbasin and a low flush WC. Heated towel rail and a window to the rear elevation.

Second Floor

Doors off to two dormer bedrooms.

Bedroom Three

Window to the front elevation and a central heating radiator.

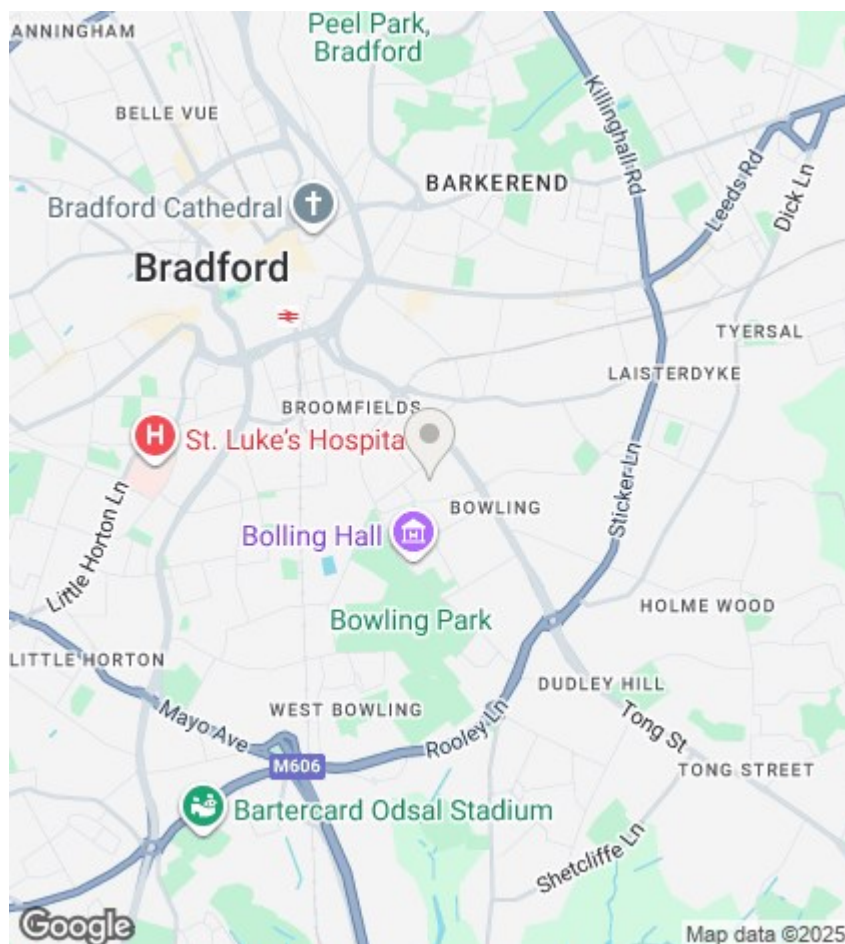
Bedroom Four

Window to the rear elevation and a central heating radiator.

External

Small garden area to the front and an enclosed yard to the rear with stone wall boundary and garden gate.





Directions

Viewings

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

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC