



## Tanner Hill Road, Bradford, BD7

**£150,000**

Guide Price

**Tenure:** Freehold, **Bedrooms:** 4

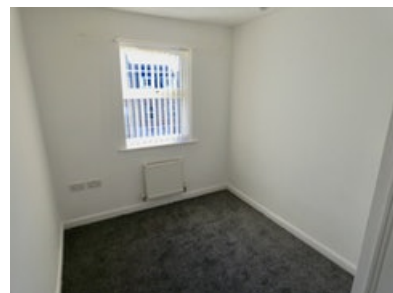
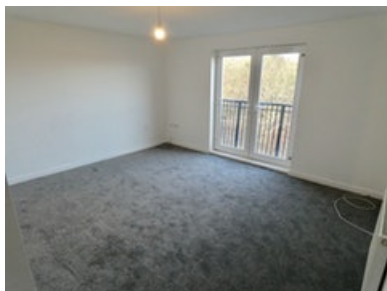
Superb four bedroom family home or excellent investment opportunity located in a popular and sought after modern development boasting far reaching views over CLayton Golf Club and beyond. This property has been let at £800 pcm on a long term basis and is available for sale with NO ON

## Key features:

- Modern town house
- Four bedrooms
- En-suite to master bedroom
- Large kitchen with integrated appliances
- Downstairs WC
- Integral garage
- Off street driveway parking
- Popular location
- Views over Clayton Golf Club
- Close to Retail Park
- INVESTMENT OPPORTUNITY £800pcm

## Extra info:

- **Property Age:** 12 years
- **Council Tax:** Band C (£1385.67 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



GUIDE PRICE : £150,000- £160,000

Superb four bedroom family home or excellent investment opportunity located in a popular and sought after modern development boasting far reaching views over Clayton Golf Club and beyond. This property has been let at £800 pcm on a long term basis and is available for sale with NO ONWARD CHAIN. Set over three floors, there is a large kitchen with integrated appliances, a family living room, ensuite facilities to the master bedroom, a downstairs WC, an integrated garage and off street driveway parking.

The property is close to a brand new retail park that features an Aldi supermarket, a Home Bargains, Heron Foods, Greggs, a drive-through Starbucks café, and a Marstons family pub.

## Hall

Radiator, part double glazed entrance door, storage cupboard.

## Kitchen 4.47m (14'8") x 3.63m (11'11")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, built-in fridge/freezer and dishwasher, plumbing for washing machine, fitted electric oven, built-in four ring gas hob with extractor hood over, double glazed windows to rear, wall mounted concealed gas boiler, double glazed french doors to garden.

## Garage

Up and over door.

## WC

Fitted with two piece suite comprising wash hand basin and low-level WC, extractor fan, tiled splashbacks, radiator.

## First Floor

### Landing 2.85m (9'4") x 1.90m (6'3")

Radiator.

### Living Room 4.42m (14'6") x 2.00m (6'7")

Two radiators, telephone point, TV point, double glazed double doors leading to juliet balcony, views over golf course.

### Bedroom 4.34m (14'3") max x 3.91m (12'10")

Two double glazed windows to front, two radiators, door to:

### En-suite

Fitted with three piece suite comprising pedestal wash hand basin, tiled double shower cubicle with fitted electric shower and low-level WC, extractor fan, radiator.

## Second Floor

### Landing

Radiator.

### Bedroom 4.42m (14'6") x 4.00m (13'1") max

Two double glazed windows to rear, two radiators, TV point.

### Bedroom 3.10m (10'2") x 2.24m (7'4") max

Double glazed window to front, radiator.

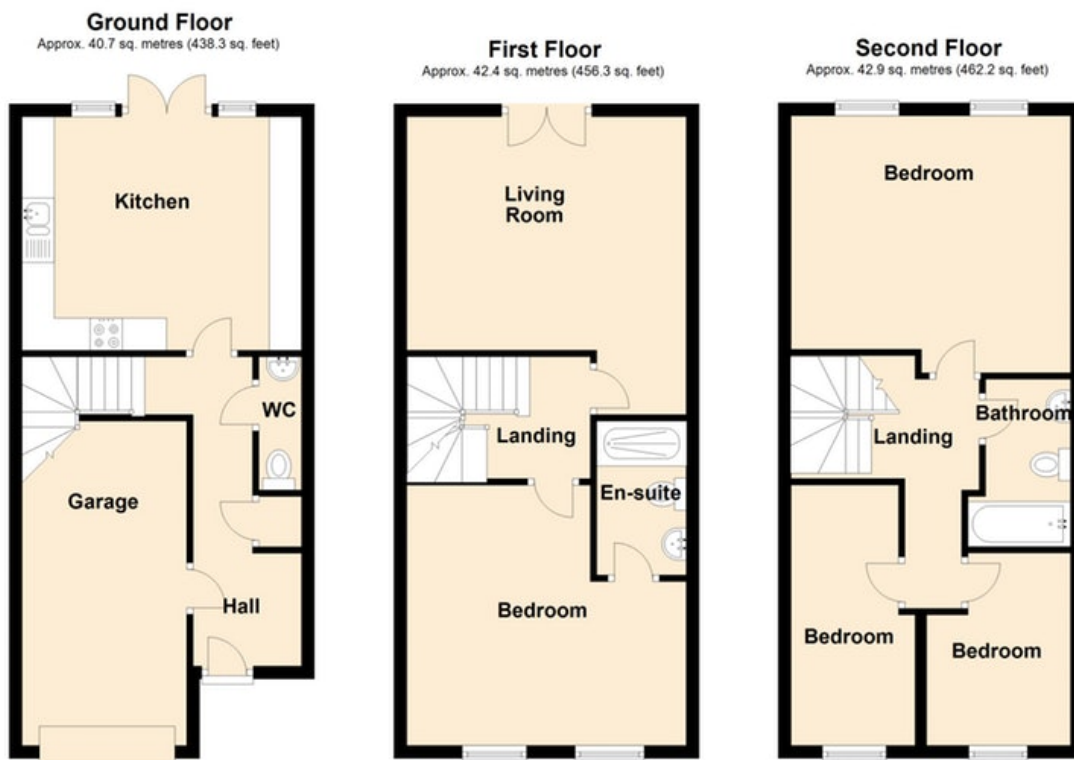
### Bedroom 3.90m (12'10") x 2.10m (6'11") max

Double glazed window to front, radiator.

## Bathroom

Fitted with three piece suite comprising panelled bath with independent shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, radiator.

## Floor plan:



Total area: approx. 126.1 sq. metres (1356.8 sq. feet)

## Energy Performance Certificate:

Energy Performance Certificate

**83, Tanner Hill Road, BRADFORD, BD7 4BR**

<b>Dwelling type:</b> Mid-terrace house	<b>Reference number:</b> 9168-5015-7262-6521-8980
<b>Date of assessment:</b> 16 February 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 17 February 2019	<b>Total floor area:</b> 102 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,638</b>
<b>Over 3 years you could save</b>	<b>£ 168</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 306 over 3 years	£ 222 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; margin: 0;">You could save £ 168 over 3 years</p> </div>
<b>Heating</b>	£ 1,020 over 3 years	£ 1,032 over 3 years	
<b>Hot Water</b>	£ 312 over 3 years	£ 216 over 3 years	
<b>Totals</b>	<b>£ 1,638</b>	<b>£ 1,470</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

<p style="font-size: xx-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: xx-small;"> <tr><td style="background-color: #4caf50; color: white;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #8bc34a; color: white;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #ffc107; color: white;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #ffc107; color: white;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #ffc107; color: white;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #ffc107; color: white;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #e91e63; color: white;">(1-20) <b>G</b></td></tr> </table> <p style="font-size: xx-small;">Not energy efficient - higher running costs</p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	<table border="1" style="width: 100%; border-collapse: collapse; font-size: xx-small;"> <tr><th>Current</th><th>Potential</th></tr> <tr><td style="text-align: center;">80</td><td style="text-align: center;">91</td></tr> </table>	Current	Potential	80	91	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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Current	Potential												
80	91												

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£15	£ 72
2 Solar water heating	£4,000 - £6,000	£ 96
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 849

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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