



Briarwood Grove, Bradford, BD6

£150,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

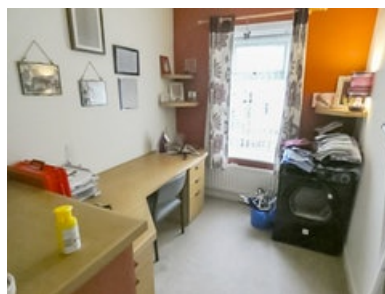
**** NO ONWARD CHAIN **** This Wonderful spacious SEMI detached property occupying cul de sac position in a good and popular residential area, well situated for access to local amenities and enjoying stunning views to the rear over Bradford and beyond. This family home has to be viewed to appre

Key features:

- Three bedrooms
- Living room
- Stunning property
- Lots of potential
- Viewing Highly Recommended
- Wonderful Family Home
- MOTIVATED VENDOR
- RECENTLY REDUCED
- INTERNAL VIEWING HIGHLY RECOMMENDED
- NO ONWARD CHAIN

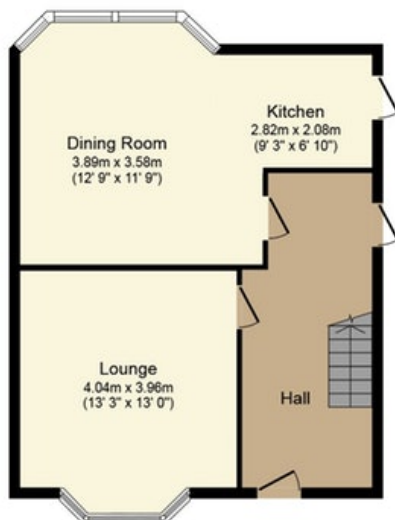
Extra info:

- **Property Age:** 89 years
- **Council Tax:** Band C (£1444.09 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking

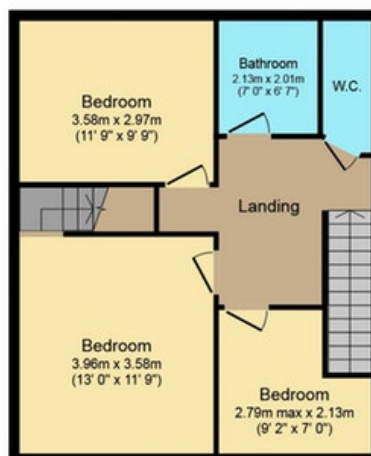


**** MOTIVATED VENDOR - RECENTLY REDUCED - NO ONWARD CHAIN - INTERNAL VIEWING HIGHLY RECOMMENDED ****

This Wonderful spacious SEMI detached property occupying cul de sac position in a good and popular residential area, well situated for access to local amenities and enjoying stunning views to the rear over Bradford and beyond. This family home has to be viewed to appreciate the standard. It briefly comprises side porch, hall, living room with bay, good sized dining area with rear bay, fitted kitchen with integrated units, useful basement utility, storeroom and fuel store (could provide additional living accommodation) three first floor bedrooms, bathroom with shower, separate wc, second floor playroom/occasional 4th bedroom. An internal inspection of this excellent property is strongly recommended to appreciate its size and standard to the fullest extent.

Floor plan:**Ground Floor**

Floor area 54.7 sq. m. (589 sq. ft.) approx

**First Floor**

Floor area 51.9 sq. m. (559 sq. ft.) approx

**Second Floor**

Floor area 13.3 sq. m. (143 sq. ft.) approx

Total floor area 119.9 sq. m. (1,291 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate

14, Briarwood Grove, BRADFORD, BD6 1SF

Dwelling type: Semi-detached house	Reference number: 8781-7124-6760-4465-3926
Date of assessment: 25 April 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 25 April 2019	Total floor area: 124 m ²

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

Estimated energy costs of dwelling for 3 years:	£ 5,157
Over 3 years you could save	£ 2,127

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 315 over 3 years	£ 237 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; width: fit-content; margin: 0 auto;"> You could save £ 2,127 over 3 years </div>
Heating	£ 4,485 over 3 years	£ 2,574 over 3 years	
Hot Water	£ 357 over 3 years	£ 219 over 3 years	
Totals	£ 5,157	£ 3,030	

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

Very energy efficient - lower running costs

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 1,137
2 Low energy lighting for all fixed outlets	£20	£ 66
3 Heating controls (room thermostat and TRVs)	£350 - £450	£ 534

See page 3 for a full list of recommendations for this property.

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 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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MISREPRESENTATION ACT, 1967.

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