



## Grantham Road, Bradford, BD7

**£60,000**

Or Nearest Offer

**Tenure:** Freehold, **Bedrooms:** 2

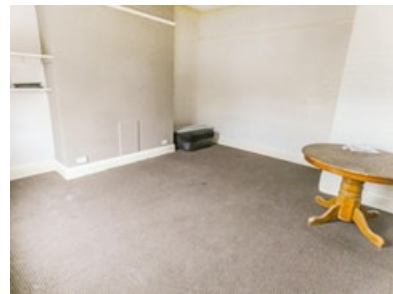
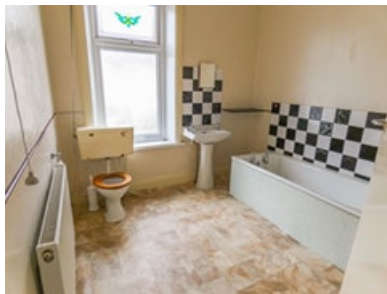
\*\*\* CHAIN FREE \*\*\* Housesimple are pleased to offer this realistically priced back to back terrace property, benefits include central heating, front paved garden and spacious loft area with planning for two additional bedrooms and a second home bathroom; Briefly comprising of Lounge and kitch

## Key features:

- Two large double bedrooms
- Planning for attic 3rd and 4th bedroom and second bathroom
- Large bathroom
- Great Investment Property
- Ideal for a first time buyer
- Viewings Recommended
- chain free

## Extra info:

- **Property Age:** 29 years
- **Council Tax:** Band A (£1100.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



\*\*\* CHAIN FREE \*\*\*

Housesimple are pleased to offer this realistically priced back to back terrace property, benefits include central heating, front paved garden and spacious loft area with planning for two additional bedrooms and a second home bathroom; Briefly comprising of Lounge and kitchen to the ground floor. To the first floor, the property offers two double bedrooms and family bathroom. Outside the property offers low maintenance front garden.. Situated close by to local amenities, travel links and schools. Offered with no chain!

**Floor plan:**



**Ground Floor**

Floor area 29.0 sq. m. (312 sq. ft.) approx



**First Floor**

Floor area 43.0 sq. m. (463 sq. ft.) approx

Total floor area 72.0 sq. m. (775 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

**70, Grantham Road, BRADFORD, BD7 1RN**

<b>Dwelling type:</b> Mid-terrace house	<b>Reference number:</b> 8081-7325-6510-5475-0906
<b>Date of assessment:</b> 05 May 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 05 May 2019	<b>Total floor area:</b> 66 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>£ 2,985</b>
<b>Over 3 years you could save</b>	<b>£ 996</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 189 over 3 years	£ 150 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: fit-content; margin: 0 auto;">                     You could save £ 996 over 3 years                 </div>
<b>Heating</b>	£ 2,529 over 3 years	£ 1,656 over 3 years	
<b>Hot Water</b>	£ 267 over 3 years	£ 183 over 3 years	
<b>Totals</b>	<b>£ 2,985</b>	<b>£ 1,989</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**

	Current	Potential	
Very energy efficient - lower running costs	53	80	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.
(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>			
Not energy efficient - higher running costs			<b>G</b>

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 564
2 Floor insulation (suspended floor)	£800 - £1,200	£ 216
3 Low energy lighting for all fixed outlets	£5	£ 33

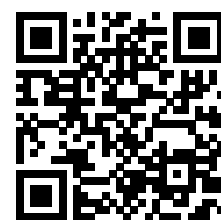
See page 3 for a full list of recommendations for this property.

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](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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### MISREPRESENTATION ACT, 1967.

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