



Tong Street, Bradford, BD4

£120,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

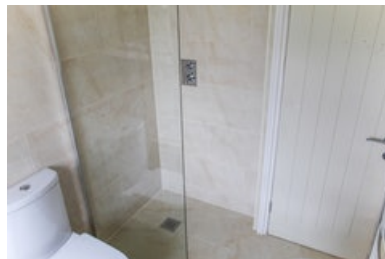
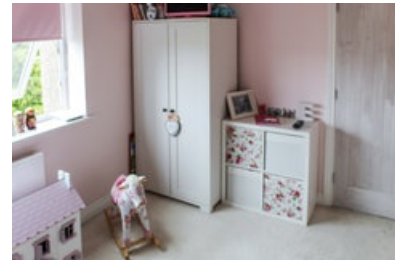
**** NO CHAIN - VIEWING HIGHLY RECOMMENDED **** A well presented home ideal for first time buyers! Conveniently placed for local amenities & public transport links, the property is set back and offers spacious living accommodation.

Key features:

- MOTIVATED VENDOR
- INTERNAL VIEWING HIGHLY RECOMMENDED
- NO CHAIN
- IDEAL FOR FIRST TIME BUYERS
- SPACIOUS ACCOMODATION
- GREAT LOCATION

Extra info:

- **Property Age:** 60 years
- **Council Tax:** Band b (£1289.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



****NO ONWARD CHAIN** **VIEWING HIGHLY RECOMMENDED****

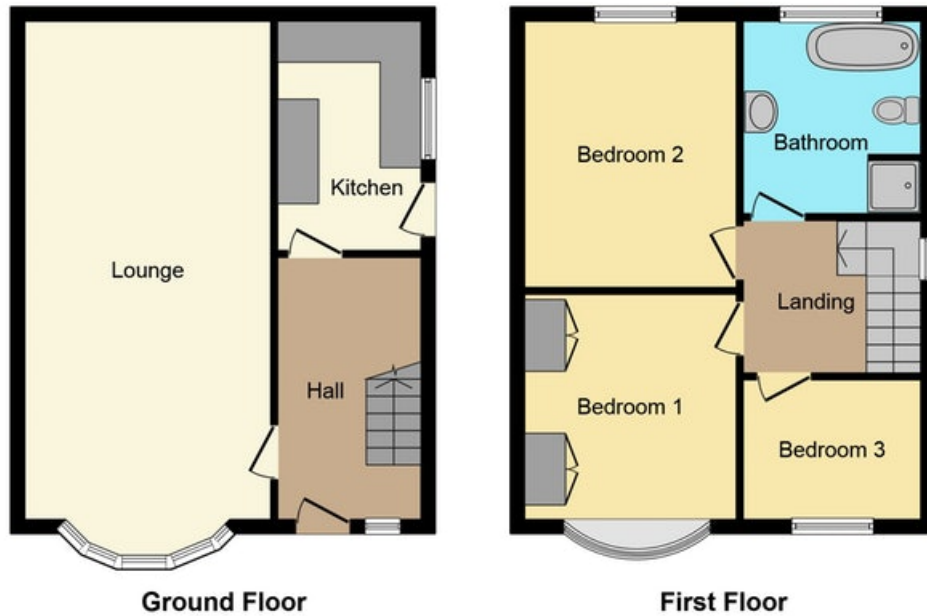
We are delighted to present this well presented semi detached home, which is sure to suit a wide range of buyers.

The accommodation on the ground floor comprises of the entrance hall, spacious lounge, and good sized kitchen. Moving upstairs the property offers two spacious double bedrooms and a single bedroom, a modern fitted bathroom with bath, shower cubicle, WC and wash hand basin. Externally the property offers front and rear gardens with a hard standing offering ample off road parking.

The property is located in a setback position from Tong Street and conveniently placed for Tong high School, bus links and access to the motorway network.

Viewing is recommended so act quick to avoid disappointment.

Floor plan:



Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Plan produced for Purple Bricks. Powered by PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate

567, Tong Street, BRADFORD, BD4 6NL

Dwelling type: Semi-detached house	Reference number: 9908-9010-7243-2354-5940
Date of assessment: 10 July 2014	Type of assessment: RdSAP, existing dwelling
Date of certificate: 10 July 2014	Total floor area: 73 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:	£ 3,177
Over 3 years you could save	£ 969

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 135 over 3 years	£ 135 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 969 over 3 years </div>
Heating	£ 2,733 over 3 years	£ 1,869 over 3 years	
Hot Water	£ 309 over 3 years	£ 204 over 3 years	
Totals	£ 3,177	£ 2,208	

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: x-x-small;">Very energy efficient - lower running costs</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="background-color: #4caf50; color: white; padding: 2px;">(92 plus) A</p> <p style="background-color: #8bc34a; color: white; padding: 2px;">(81-91) B</p> <p style="background-color: #ffc107; color: white; padding: 2px;">(69-80) C</p> <p style="background-color: #ffc107; color: white; padding: 2px;">(55-68) D</p> <p style="background-color: #ffc107; color: white; padding: 2px;">(39-54) E</p> <p style="background-color: #ffc107; color: white; padding: 2px;">(21-38) F</p> <p style="background-color: #e91e63; color: white; padding: 2px;">(1-20) G</p> <p style="font-size: x-x-small;">Not energy efficient - higher running costs</p> </div> <div style="width: 50%; text-align: center;"> <table border="1" style="margin: auto; border-collapse: collapse;"> <tr> <th style="font-size: x-small;">Current</th> <th style="font-size: x-small;">Potential</th> </tr> <tr> <td style="font-size: 2em; font-weight: bold;">52</td> <td style="font-size: 2em; font-weight: bold;">77</td> </tr> </table> </div> </div>	Current	Potential	52	77	<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>
Current	Potential				
52	77				

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

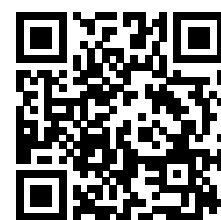
Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 496
2 Floor insulation	£800 - £1,200	£ 123
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 89

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

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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