



Burras Road, Bradford, BD4

£145,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

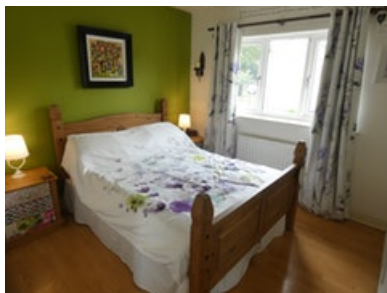
Located ideally close to local amenities, shops, catchment area for schooling, main commuter routes in and out of the city centre, making this an ideal family home. The property briefly comprises an entrance hall, lounge, fitted kitchen and a conservatory on the ground floor. With three bedrooms ma

Key features:

- Three bed
- fitted kitchen
- fitted three piece white bathroom suite
- off street parking
- conservatory
- large rear garden
- MOTIVATED VENDOR
- INTERNAL VIEWING HIGHLY RECOMMENDED

Extra info:

- **Property Age:** 20 years
- **Council Tax:** Band b (£1200.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



Located ideally close to local amenities, shops, catchment area for schooling, main commuter routes in and out of the city centre, making this an ideal family home.

The property briefly comprises an entrance hall, lounge, fitted kitchen and a conservatory on the ground floor. With three bedrooms, master with fitted wardrobes, landing and a three-piece white bathroom suite on the first floor.

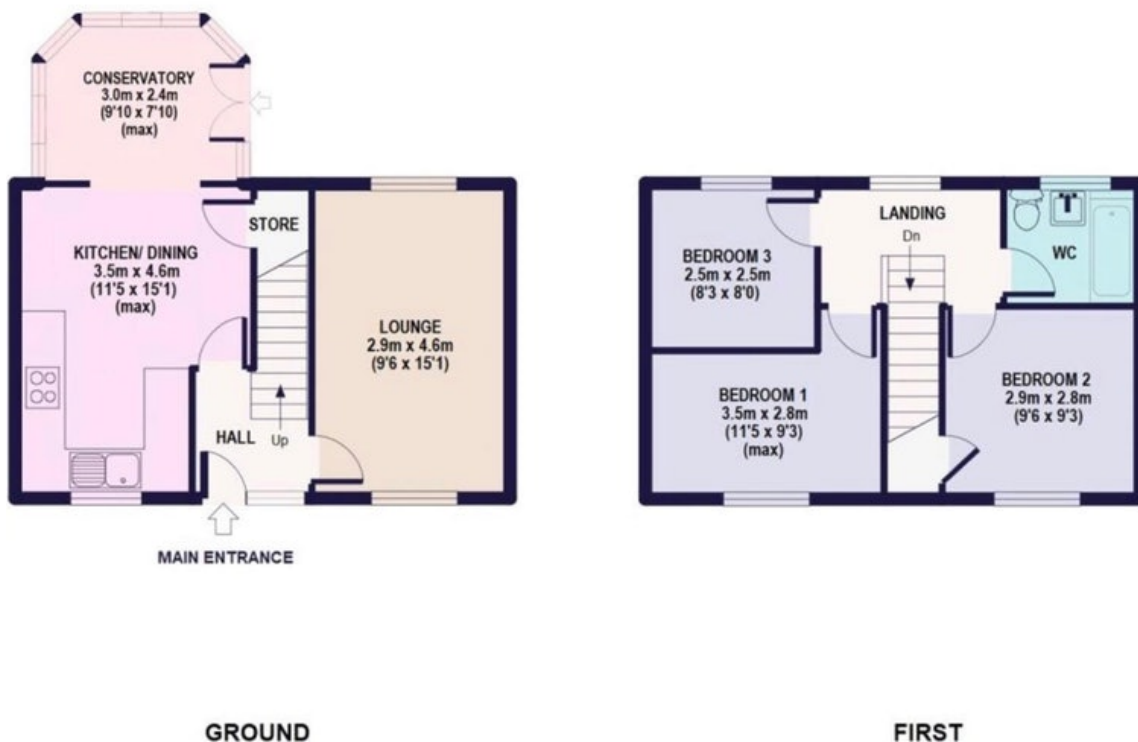
In addition, the property benefits from gas central heating, double-glazed windows and doors, conservatory and a beautifully fitted kitchen with butcher block worktops, open-plan dining area leading into the light and airy conservatory.

Externally, there is a driveway to the side of the property with a rear enclosed lawn, well stocked and maintained garden.

An internal inspection is highly recommended to fully appreciate what's on offer.

Floor plan:

Approx gross internal floor area:
74 sq. m / 791 sq. ft



Energy Performance Certificate:

Energy Performance Certificate

27, Burras Road, BRADFORD, BD4 7TD

Dwelling type: Detached house	Reference number: 8501-6322-4990-6402-9902
Date of assessment: 02 February 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 06 February 2019	Total floor area: 74 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:	£ 1,974
Over 3 years you could save	£ 78

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 183 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 78 over 3 years </div>
Heating	£ 1,548 over 3 years	£ 1,548 over 3 years	
Hot Water	£ 243 over 3 years	£ 165 over 3 years	
Totals	£ 1,974	£ 1,896	

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 (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	Current 70	Potential 83	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.
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Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 78
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 897

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.

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MISREPRESENTATION ACT, 1967.

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