



37 Fleece Street, Bradford, BD6 2EH  
£575

TWO BEDROOM mid terrace in a popular location. The property is well presented and benefits from gas central heating and double glazing and is well positioned for access to the well connected local transport links.

EPC RATING - C

COUNCIL TAX BAND - A

## GROUND FLOOR

### LOUNGE

Spacious lounge with a double glazed window, central heating radiator and open staircase to the first floor.

### KITCHEN

Fitted with wall and base units with a contrasting work surface over. Electric oven with hob and extractor over.

### CELLAR

Useful storage space.

## FIRST FLOOR

### LANDING

### BEDROOM

Double glazed window and central heating radiator.

### BEDROOM

Double glazed window and central heating radiator.

### BATHROOM

Low flush W.c and hand wash basin in white. Shower housed within a glass screened cubicle. Double glazed window and central heating radiator.

### EXTERNAL

Small yard to the front.

| Energy Efficiency Rating                    |         |                                                                                                              |
|---------------------------------------------|---------|--------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                    |
| Very energy efficient - lower running costs |         |                                                                                                              |
| (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>                             |         |                                                                                                              |
| Not energy efficient - higher running costs |         |                                                                                                              |
| England & Wales                             |         | EU Directive<br>2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating      |         |                                                                                                              |
|-----------------------------------------------------|---------|--------------------------------------------------------------------------------------------------------------|
|                                                     | Current | Potential                                                                                                    |
| Very environmentally friendly - lower CO2 emissions |         |                                                                                                              |
| (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>                                     |         |                                                                                                              |
| Not environmentally friendly - higher CO2 emissions |         |                                                                                                              |
| England & Wales                                     |         | EU Directive<br>2002/91/EC  |