



**Garfield Avenue  
Bradford  
West Yorkshire  
BD8**

**Offers In Excess Of £85,000**

**bettermove**

# Garfield Avenue Bradford

Bettermove are proud to present this 2 bedroom terraced house in Bradford, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

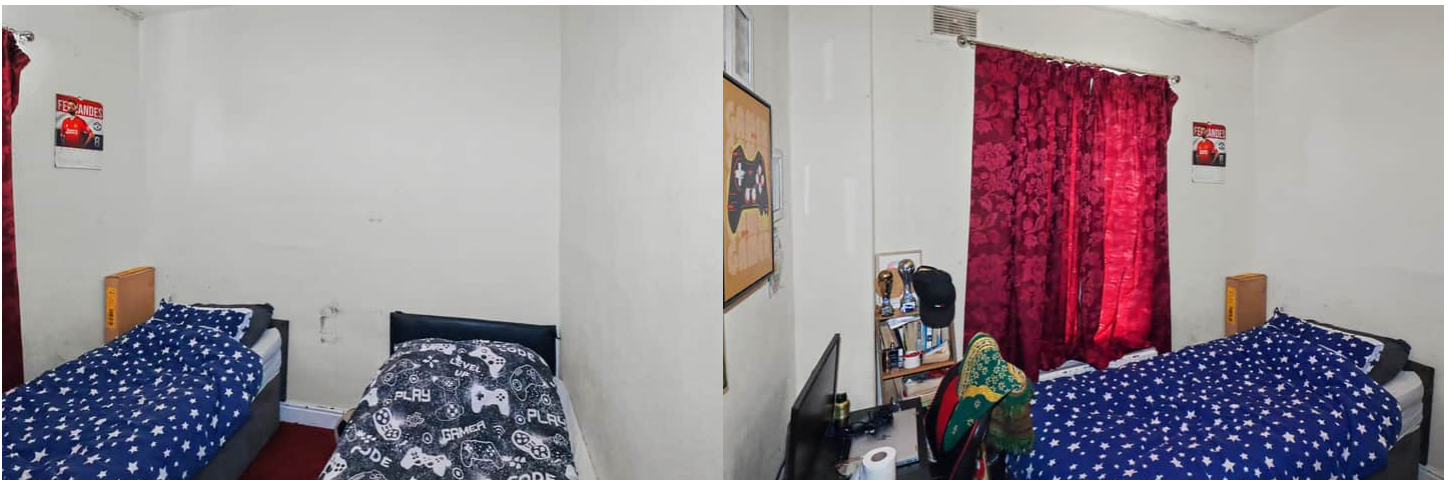
The property benefits from double glazing, and gas central heating throughout, with on street parking available.

The council tax band is A.

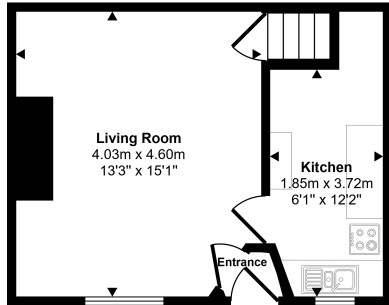
The interior of this property comprises a spacious living room, and fitted kitchen on the ground floor. The first floor consists of two double bedrooms and the family bathroom.

Located in the popular city of Bradford, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Frizinghall, and Bradford Interchange Train Stations, a variety of local bus routes, and quick access to the M606, leading to the M62.

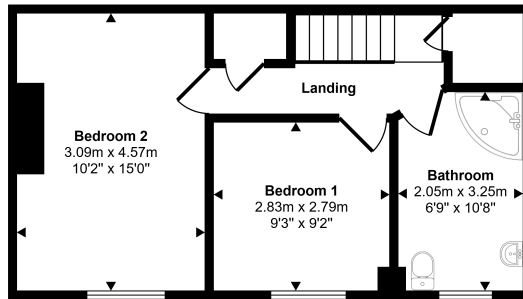
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Approx Gross Internal Area  
65 sq m / 704 sq ft



Ground Floor  
Approx 28 sq m / 298 sq ft

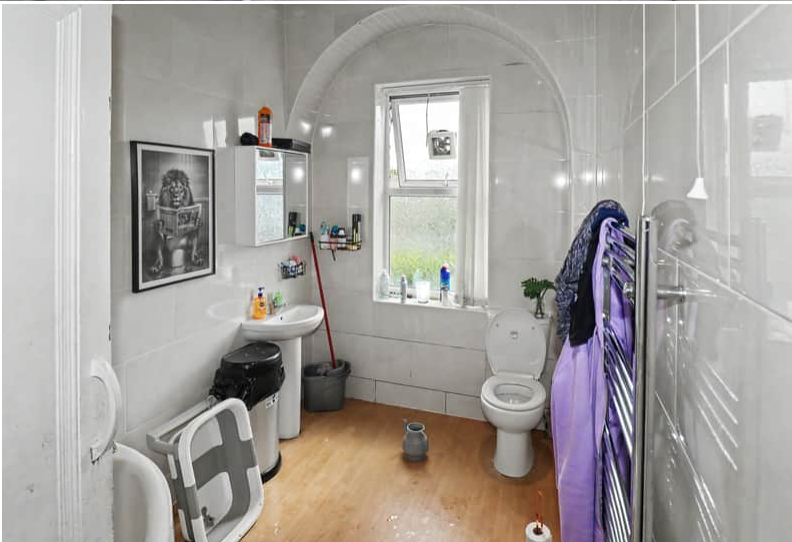
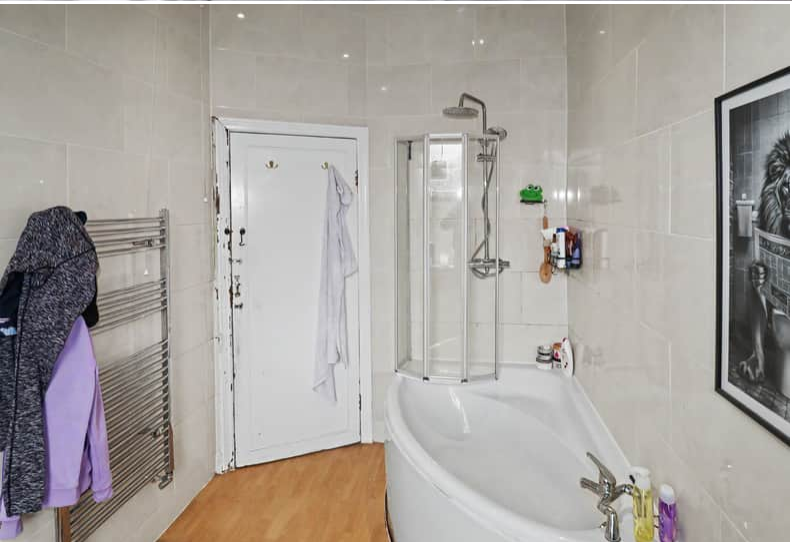


First Floor  
Approx 38 sq m / 406 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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