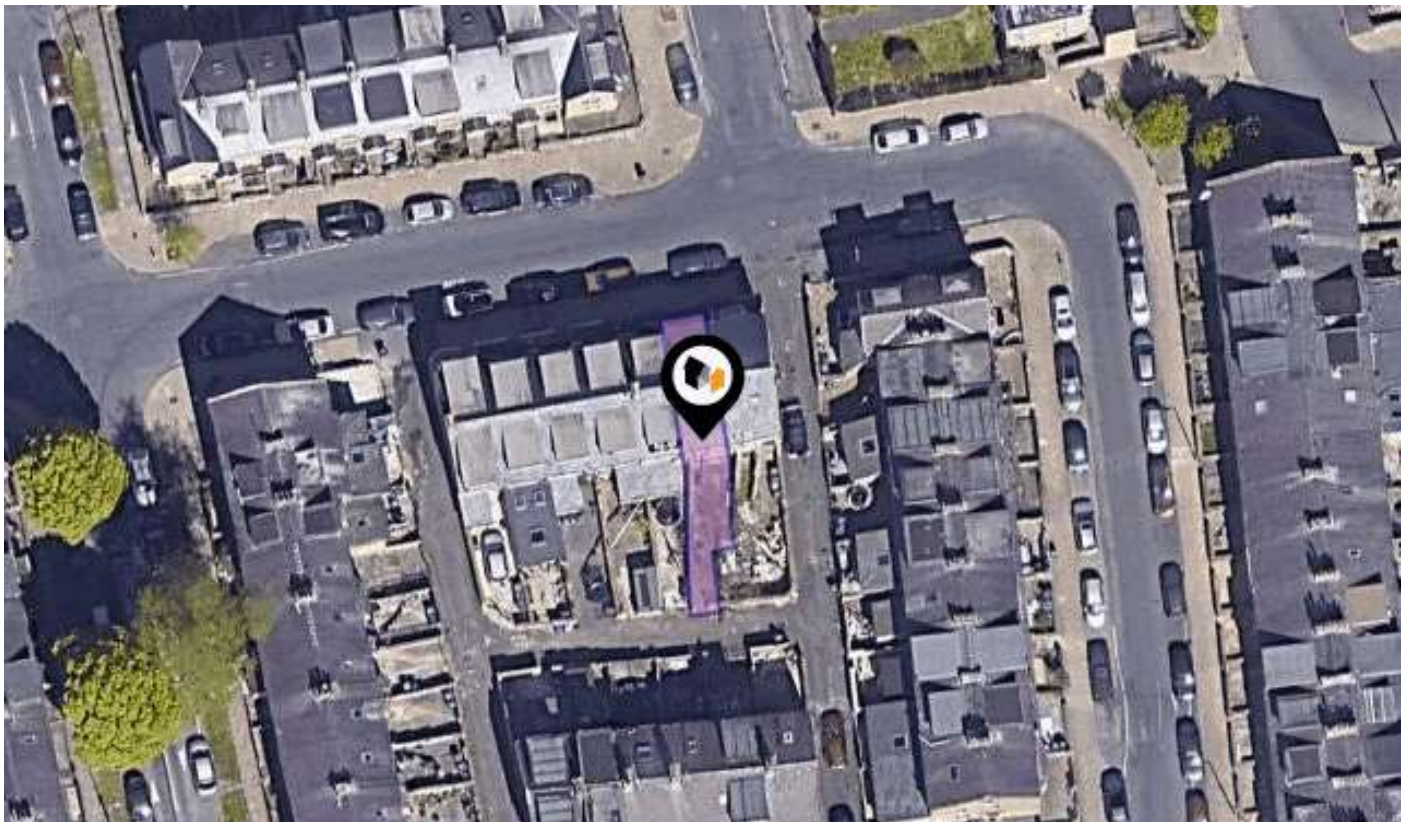




# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Thursday 04<sup>th</sup> April 2024



**13, BIRCH STREET, BRADFORD, BD8 9QG**

## Landwood Group

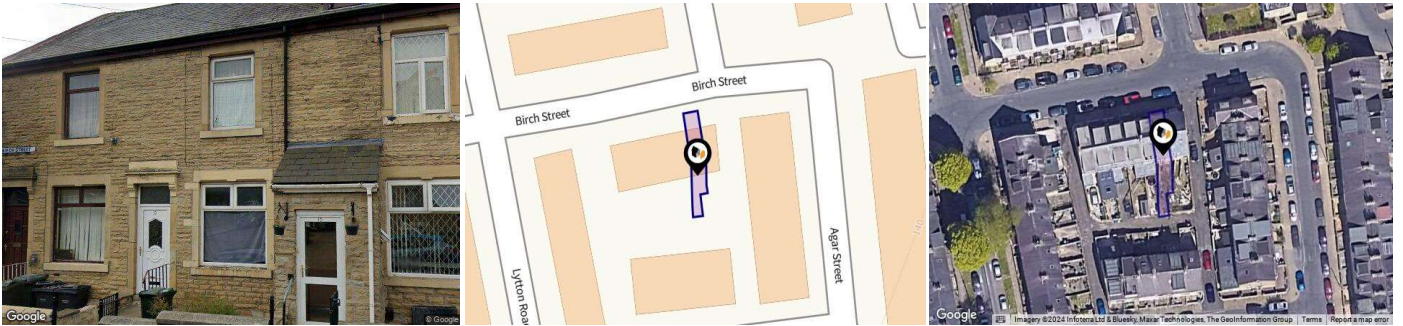
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





## Property

<b>Type:</b>	Terraced	<b>Last Sold Date:</b>	25/02/2000
<b>Bedrooms:</b>	2	<b>Last Sold Price:</b>	£24,000
<b>Floor Area:</b>	1,227 ft <sup>2</sup> / 114 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£19
<b>Plot Area:</b>	0.02 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band A		
<b>Title Number:</b>	WYK488105		
<b>UPRN:</b>	100051137683		

## Local Area

<b>Local Authority:</b>	Bradford mdc
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Very Low
● Surface Water	High

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>10</b> mb/s	<b>67</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

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13, Birch Street, BD8 9QG

Energy rating

**E**

Valid until 01.03.2027

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		78   <b>C</b>
55-68	<b>D</b>		
39-54	<b>E</b>	46   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

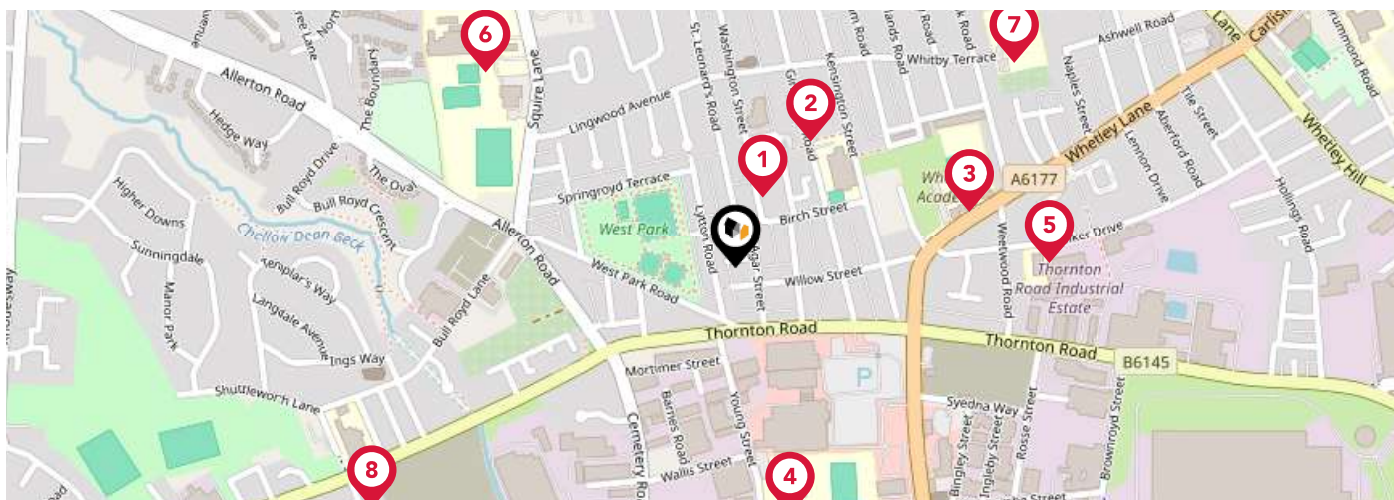
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### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	ECO assessment
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	No time or thermostatic control of room temperature
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 50% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	114 m <sup>2</sup>

# Area Schools

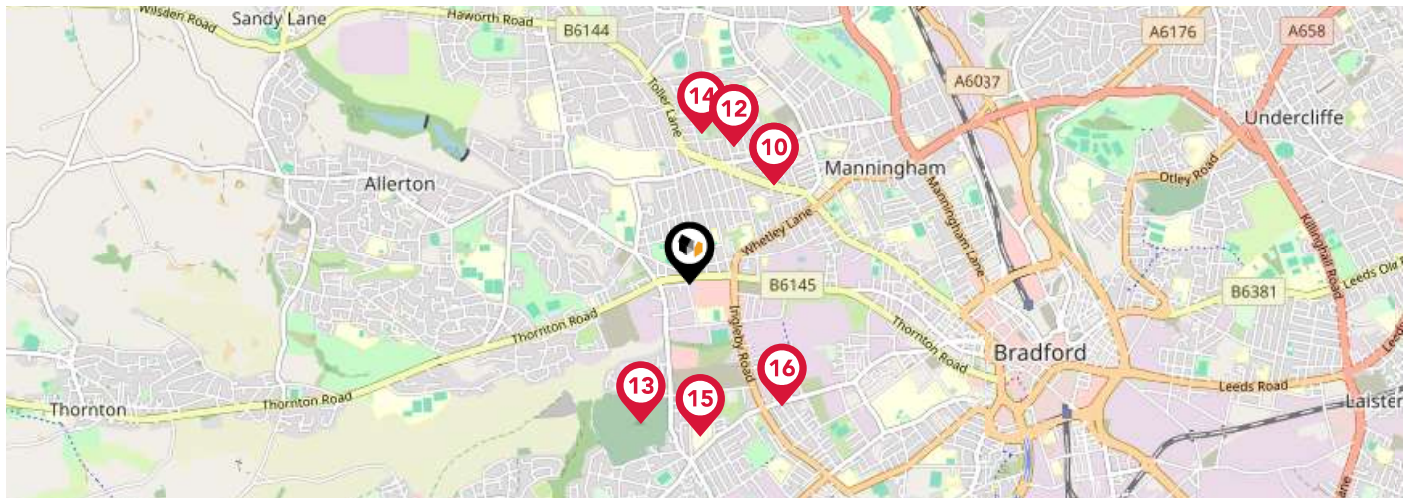
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	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>St Edmund's Nursery School &amp; Children's Centre</b> Ofsted Rating: Outstanding   Pupils: 290   Distance:0.08</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Girlington Primary School</b> Ofsted Rating: Good   Pupils: 519   Distance:0.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Whetley Academy</b> Ofsted Rating: Good   Pupils: 555   Distance:0.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>St William's Catholic Primary School, A Voluntary Academy</b> Ofsted Rating: Good   Pupils:0   Distance:0.28</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Prism Independent School</b> Ofsted Rating: Requires improvement   Pupils: 9   Distance:0.34</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Bradford Girls' Grammar School</b> Ofsted Rating: Requires Improvement   Pupils: 1048   Distance:0.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>St Philip's CofE Primary School</b> Ofsted Rating: Good   Pupils: 221   Distance:0.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Crossley Hall Primary School</b> Ofsted Rating: Good   Pupils: 724   Distance:0.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

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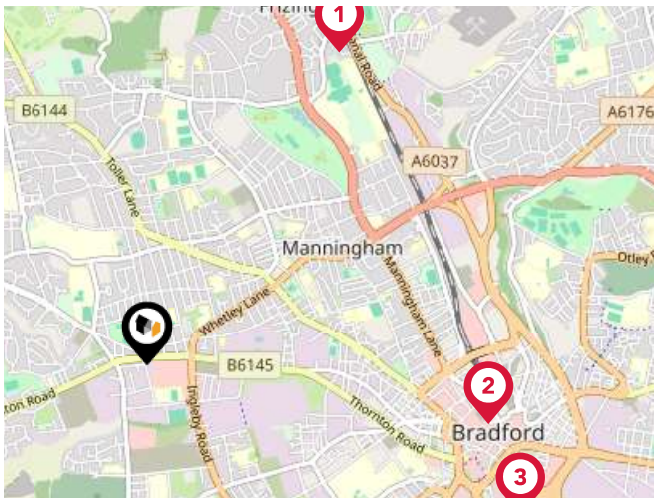


	Nursery	Primary	Secondary	College	Private
 <b>Lilycroft Nursery School</b> Ofsted Rating: Outstanding   Pupils: 150   Distance:0.57	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Lilycroft Primary School</b> Ofsted Rating: Good   Pupils: 410   Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Lister Primary</b> Ofsted Rating: Requires Improvement   Pupils:0   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Cuthbert and the First Martyrs' Catholic Primary School, A Voluntary Academy</b> Ofsted Rating: Good   Pupils:0   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Lidget Green Primary School</b> Ofsted Rating: Good   Pupils: 639   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Margaret McMillan Primary School</b> Ofsted Rating: Good   Pupils: 657   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Dixons Kings Academy</b> Ofsted Rating: Outstanding   Pupils: 845   Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Co-Op Academy Princeville</b> Ofsted Rating: Requires Improvement   Pupils:0   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area

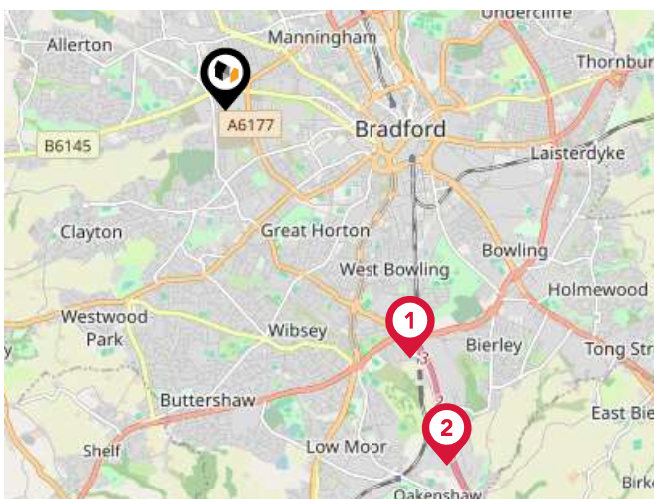
## Transport (National)

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### National Rail Stations

Pin	Name	Distance
1	Frizinghall Rail Station	1.6 miles
2	Bradford Forster Square Rail Station	1.52 miles
3	Bradford Interchange Rail Station	1.76 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M606 J3	2.71 miles
2	M606 J2	3.67 miles
3	M606 J1	5.13 miles
4	M62 J26	5.15 miles
5	M62 J25	7.4 miles

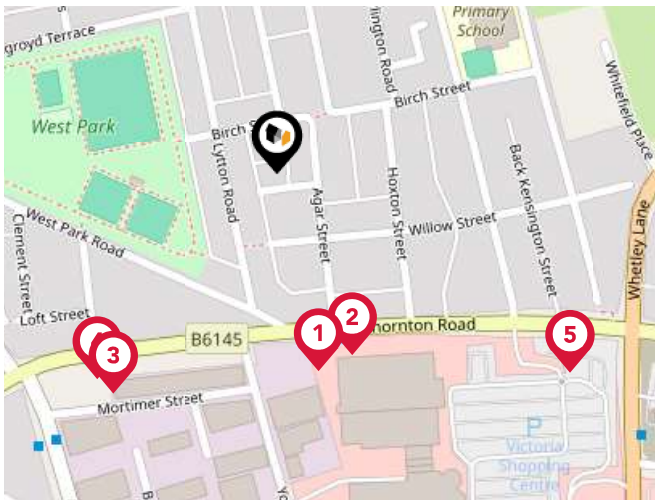


### Airports/Helipads

Pin	Name	Distance
1	Leeds Bradford International Airport	7.08 miles
2	Sheffield City Airport	32.62 miles
3	Manchester Airport	36.3 miles
4	Robin Hood Doncaster Sheffield Airport	38.71 miles

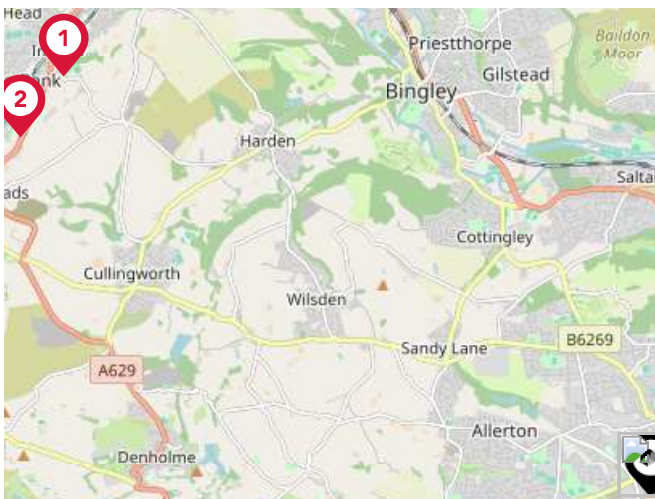
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Thornton Rd Agar Street	0.11 miles
2	Thornton Rd Agar Street	0.11 miles
3	Four Lane Ends Fairweather Green	0.15 miles
4	Thornton Rd West Park Terrace	0.15 miles
5	Thornton Rd Ingleby Road	0.19 miles



### Local Connections

Pin	Name	Distance
1	Ingrow West (Keighley & Worth Valley Railway)	6.3 miles
2	Damems (Keighley & Worth Valley Railway)	6.33 miles

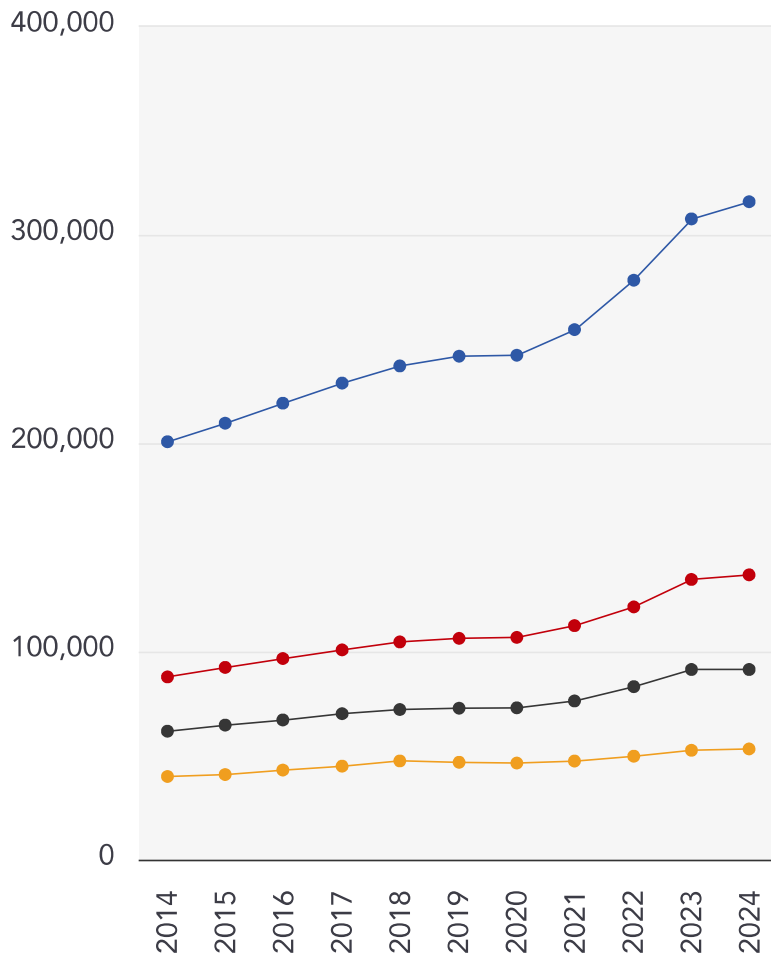


# Market

## House Price Statistics

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10 Year History of Average House Prices by Property Type in BD8



Detached

**+57.42%**

Semi-Detached

**+55.89%**

Terraced

**+48%**

Flat

**+33.05%**

# Landwood Group

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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#### Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>

