



Haworth Road, Bradford

- Larger Than Average
- 2 Reception Rooms
- Open Aspect Over Playing Fields
- 3 Bedrooms
- Driveway and Garage
- Popular Location

Price £325,000

Tenure: Freehold

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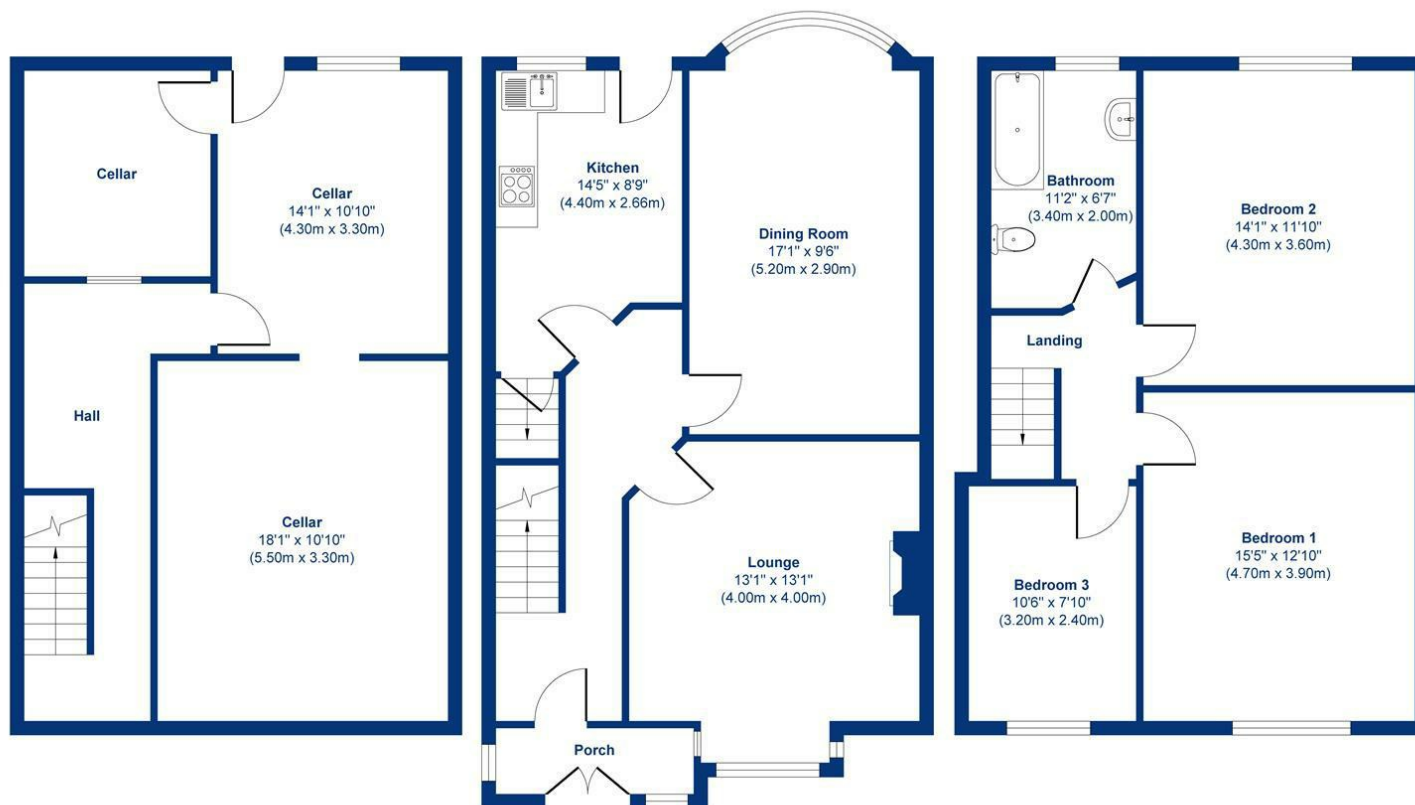
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DESCRIPTION

This spacious and larger-than-average semi-detached family home boasts a prime position overlooking playing fields and open spaces, offering a serene and picturesque setting. The property has undergone numerous improvements in recent years, enhancing its appeal and functionality. Upon entering, you are welcomed by an inviting entrance hallway that leads to a comfortable lounge, a separate dining room perfect for family gatherings, and a well-appointed kitchen. The home also features useful cellars, which offer excellent potential for conversion into additional living space. The first floor comprises three generously sized bedrooms and a modern house bathroom. Externally, the property benefits from a driveway, a garage, and both front and rear gardens, providing ample space for outdoor activities and relaxation. Located in a popular area, this home is conveniently close to local schools and the Bradford Royal Infirmary, making it an ideal choice for families seeking a well-connected and desirable location.



Council Tax: D



Cellar
Approximate Floor Area
596 sq. ft
(55.35 sq. m)

Ground Floor
Approximate Floor Area
653 sq. ft
(60.70 sq. m)

First Floor
Approximate Floor Area
608 sq. ft
(56.45 sq. m)

Approx. Gross Internal Floor Area 1857 sq. ft / 172.50 sq. m


Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		86	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	England & Wales
			

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Shipley Office on 01274 594040 if you wish to arrange a viewing appointment for this property or require further information.

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