

## Stoneyridge Avenue, Bradford, West Yorkshire, BD9 6PA

- Stunning Views
- Family Home
- 3 Bedrooms
- Extended Semi Detached
- Garden Room
- Superbly Presented

Price £260,000

**HUNTERS®**  
HERE TO GET *you* THERE

# Stoneyridge Avenue, Bradford, West Yorkshire, BD9 6PA

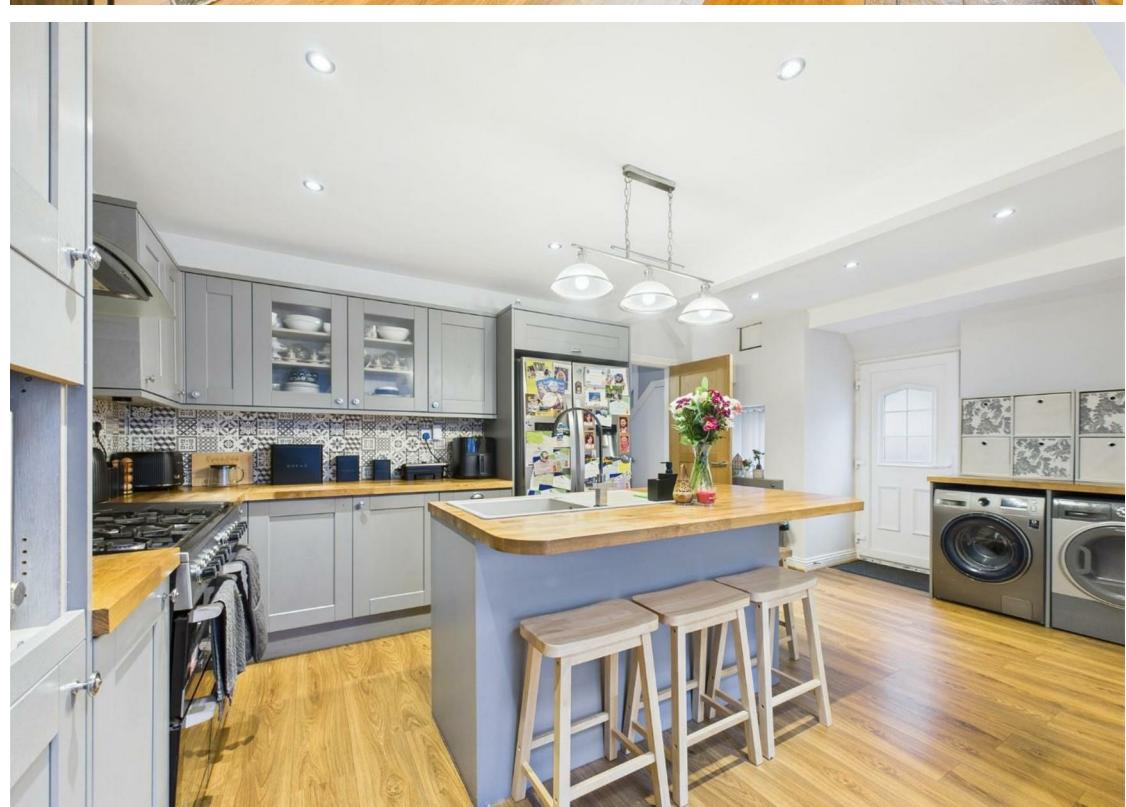
## DESCRIPTION

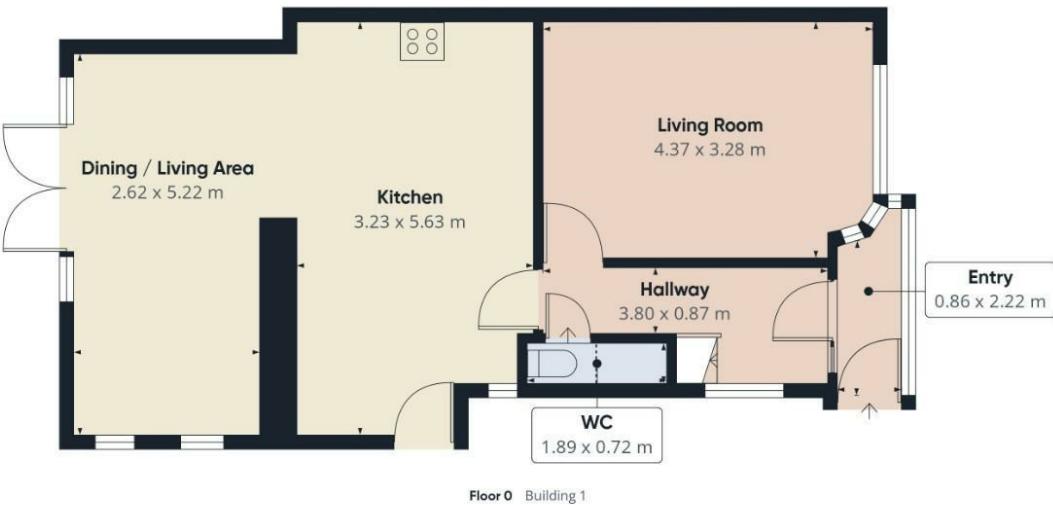
This superbly presented and thoughtfully extended semi-detached family home offers stylish, modern living in a highly convenient and well-connected location. At the heart of the property is a spacious open-plan living, dining and kitchen area, while the front elevation enjoys fantastic open views, creating an ideal setting for both everyday family life and entertaining.

Externally, a recently laid driveway provides off-street parking for several vehicles and leads to a garage, adding to the practicality of the home. To the rear is a generous garden, perfect for families and outdoor enjoyment, complemented by a versatile garden room which would be ideal for a home office, gym, studio or hobby space.

The property is well placed for local amenities and benefits from excellent transport links, being approximately three miles from Shipley train station, offering easy access to Leeds and the wider rail network. A range of well-regarded primary and secondary schools can also be found within a mile radius, making this an excellent choice for families seeking both comfort and convenience.







Approximate total area<sup>(1)</sup>  
90.2 m<sup>2</sup>

Reduced headroom  
0.6 m<sup>2</sup>



(1) Excluding balconies and terraces

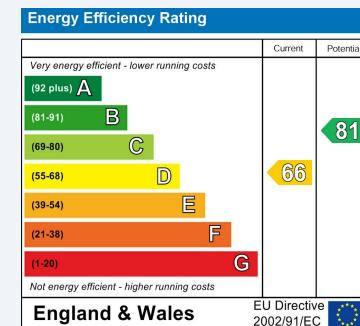
Reduced headroom  
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## 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.



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



### Viewings

Please contact [shipley@hunters.com](mailto:shipley@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.