



**HUNTERS®**

Sales ▪ Lettings ▪ Management

## Kestrel Drive, Bradford, West Yorkshire, BD2 4HA

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- CONSERVATORY
- BEDROOMS WITH BUILT IN WARDROBES AND CUPBOARDS
- WELL MAINTAINED THROUGHOUT
- SOUGHT AFTER LOCATION

- DRIVE AND GARAGE - AMPLE PARKING
- THROUGH LOUNGE
- FRONT GARDEN & REAR PATIO / LAWN GARDEN
- CLOSE TO LOCAL SCHOOLS , TRANSPORT LINKS & AMENITIES
- COUNCIL TAX BAND B - EPC RATING GRADE D

Offers In The Region Of £190,000



# Kestrel Drive, Bradford, West Yorkshire, BD2 4HA

We are delighted to present for sale this attractive three-bedroom semi-detached house, boasting a good condition throughout and ideally situated in a sought-after location. Perfectly designed for first-time buyers, investors, and families, the property offers comfortable living in a convenient and desirable setting.

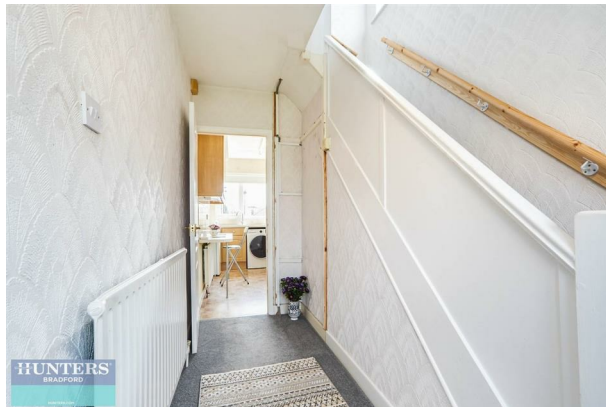
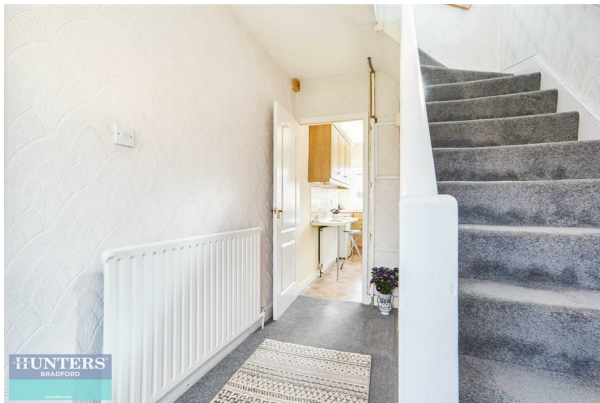
Upon entering, you are welcomed into a hallway leading to a spacious reception room, providing an ideal area for relaxation or entertaining guests. The well-appointed kitchen features a practical breakfast area, offering a pleasant space for informal dining. Adjacent to the living space, the impressive conservatory creates additional versatility, perfect for use as a dining area, playroom, or tranquil retreat overlooking the garden and a detached garage.

Upstairs, there are three generously proportioned bedrooms, allowing ample space for family living or for those who may require a home office. The property includes a modern family bathroom, ensuring the needs of a growing household are met.

Situated close to public transport links, a selection of reputable nearby schools, and a variety of local amenities, this property provides both convenience and connectivity for everyday life. This lovely home, is a short drive of approx. 10 minutes to Apperley Bridge Station, Bradford Forster Square and Bradford Interchange train station.

The location is highly sought-after, popular with families and professionals alike. This excellent home presents an exciting opportunity in the current market. Early viewing is highly recommended to fully appreciate everything it has to offer.

EPC RATING D - COUNCIL TAX BAND B





## GROUND FLOOR

### Hallway

**Living Room**  
18'7" x 11'6"

**Kitchen**  
10'7" x 8'11"

**Conservatory**  
11'7" x 8'9"

## FIRST FLOOR

**Bedroom One**  
12'1" x 8'11"

**Bedroom Two**  
11'10" x 9'3"

**Bedroom Three**  
6'6" x 6'2"

**Family Bathroom**  
6'1" x 5'11"

**Garage**  
20'3" x 8'3"





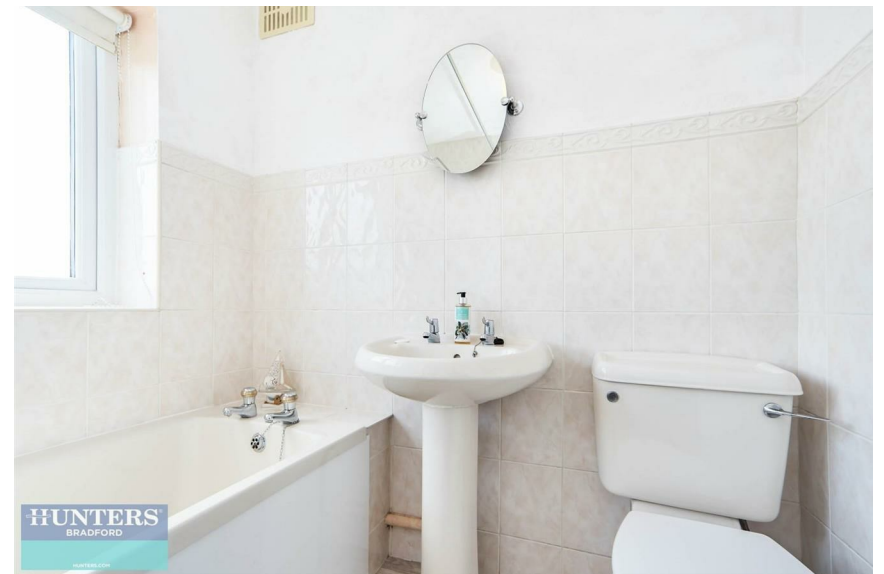
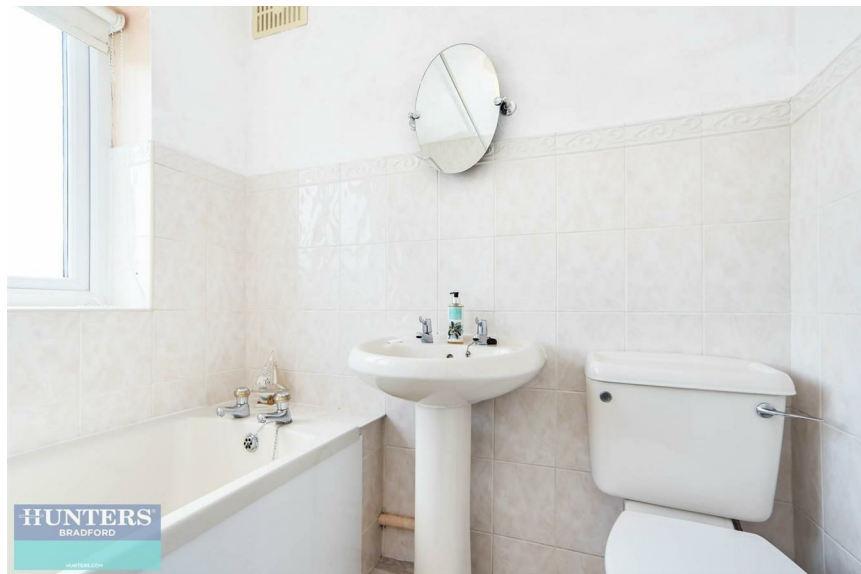


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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. 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.

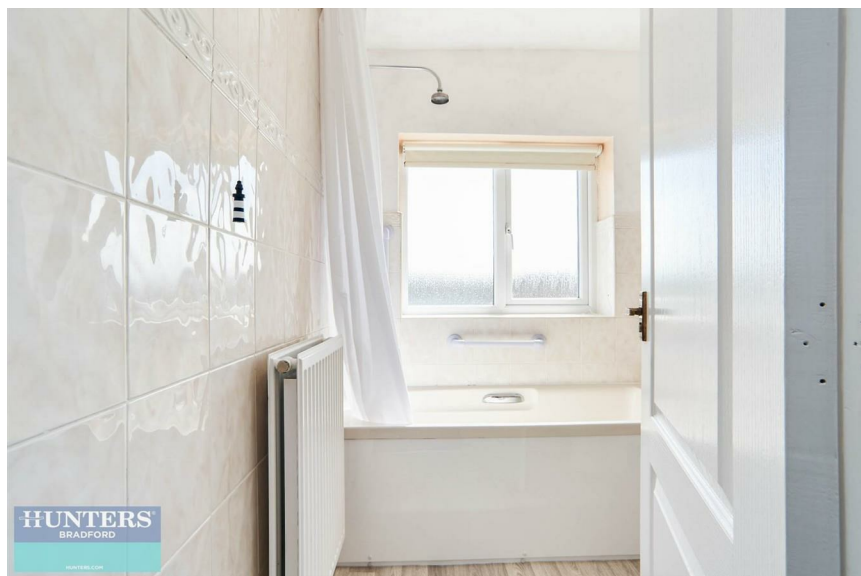










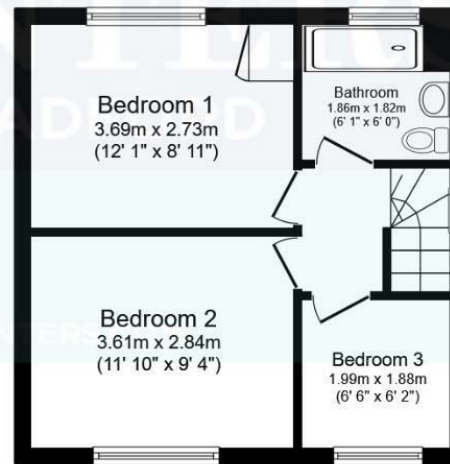




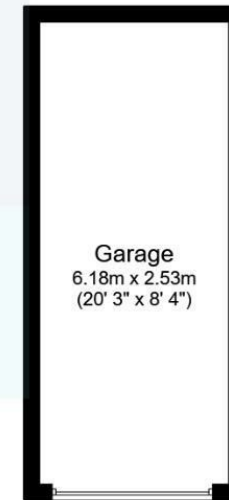




**Ground Floor**  
Floor area 47.3 sq.m. (509 sq.ft.)



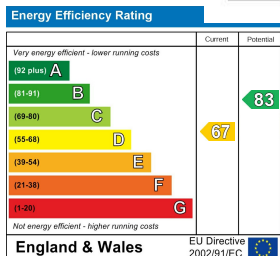
**First Floor**  
Floor area 31.8 sq.m. (342 sq.ft.)



**Garage**  
Floor area 15.6 sq.m. (168 sq.ft.)

**Total floor area: 94.7 sq.m. (1,019 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bradford -  
01274 393955 <https://www.hunters.com>





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