



Elmfield Drive

Bradford, BD6 1PS

Asking Price £175,000



This three-bedroom semi-detached house is offered ****for sale**** in a sought-after residential area of Bradford, well placed for public transport, schools and local amenities.

The ground floor features a separate reception room with fireplace, providing a defined living area. An open-plan kitchen offers a practical space for cooking and dining, with layout suited to modern everyday use. Upstairs, there are two double bedrooms and one single bedroom, allowing flexibility for family living, home working or guest accommodation. The property includes one bathroom. An EPC rating of D and Council Tax band B are noted.

The location provides access to regular bus routes connecting into Bradford city centre and surrounding districts, with typical journey times into the city in around 20–30 minutes depending on the service. From Bradford Interchange, there are rail links to Leeds, Halifax and Manchester, making the area suitable for commuters.

Families benefit from proximity to nearby primary and secondary schools, along with local parks and green spaces for recreation. Everyday shopping needs are catered for by nearby local amenities, including



GROUND FLOOR

Hallway

Lounge 11'1" x 13'6" (3.40 x 4.13)

Kitchen Diner 17'1" x 10'2" (5.21 x 3.10)

FIRST FLOOR

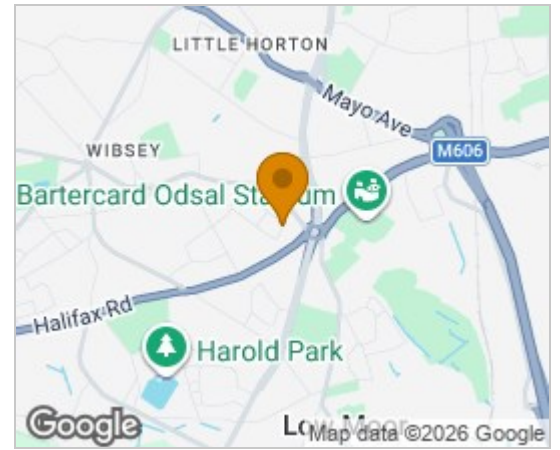
Bedroom One 10'5" x 11'0" (3.18 x 3.36)

Bedroom Two 10'7" x 9'0" (3.24 x 2.76)

Bedroom Three 6'3" x 6'8" (1.91 x 2.04)

Family Bathroom 5'10" x 5'2" (1.79 x 1.59)

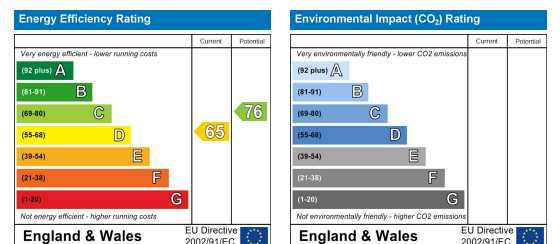
Area Map



Floor Plans



Energy Efficiency Graph



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.

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