



HUNTERS®

Sales ▪ Lettings ▪ Management

Leeds Road, Bradford, West Yorkshire, BD3 7DB

- FOUR BEDROOM TERRACE
- MODERN KITCHEN
- MAIN FAMILY WETROOM
- OVERLOOKING PARK
- TRIPPLE GLAZING TO FRONT OF PROPERTY

- ORIGINAL FEATURES
- TWO RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- CLOSE TO MANY LOCAL AMENITIES
- EPC RATING E - COUNCIL TAX BAND B

Offers Over £200,000

Leeds Road, Bradford, West Yorkshire, BD3 7DB

We are delighted to present to the market this immaculate, four-bedroom terraced house for sale. This property is a beautifully preserved piece of history, boasting original features that blend perfectly with modern updates for a truly unique living experience.

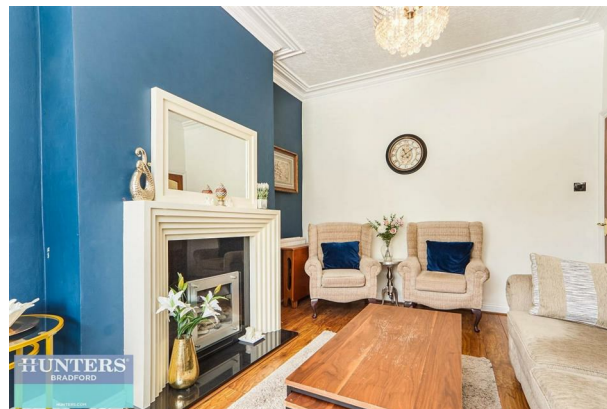
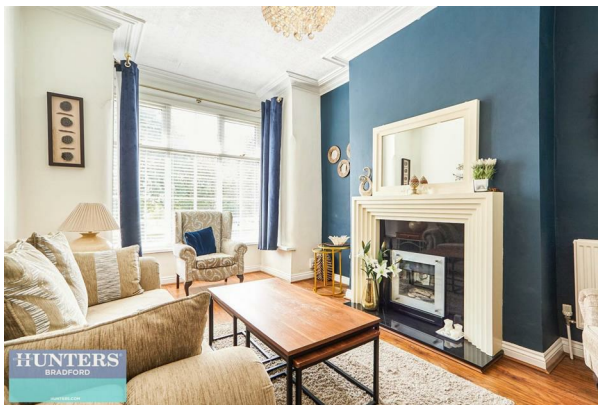
The property comprises two reception rooms, offering ample space for both relaxation and entertaining. These rooms are complemented by a modern kitchen, fitted with the latest appliances and fixtures for an optimal cooking experience.

The home features four spacious bedrooms, each one providing an oasis of tranquility for residents. The family bathroom, designed as a wet room, guarantees a refreshing and rejuvenating experience.

One standout feature of this property is the enclosed rear garden, offering a private outdoor space where you can enjoy the fresh air and sunshine. The property also benefits from on-street parking, adding to the convenience of city living.

Located overlooking a beautiful park, this home is perfectly positioned to enjoy the tranquillity of green spaces whilst still being within easy reach of all necessary amenities.

The property's EPC rating is E, and it falls within council tax band B.





CELLAR
15'7" x 14'4"

GROUND FLOOR

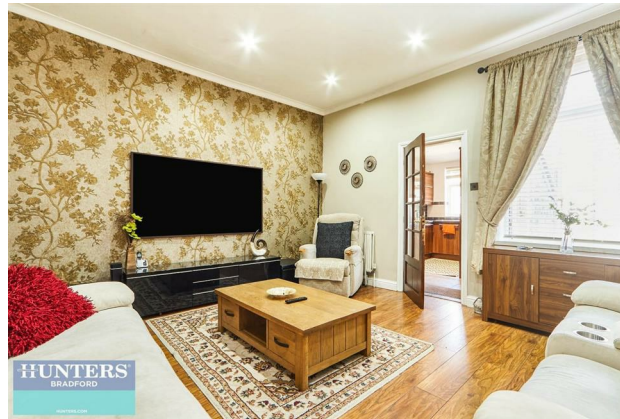
Hallway

Living Room
13'3" x 10'9"

Dining Room
14'4" x 13'9"

Kitchen
14'8" x 8'3"

FIRST FLOOR



Bedroom One
14'3" x 12'8"

Bedroom Two
11'0" x 9'9"

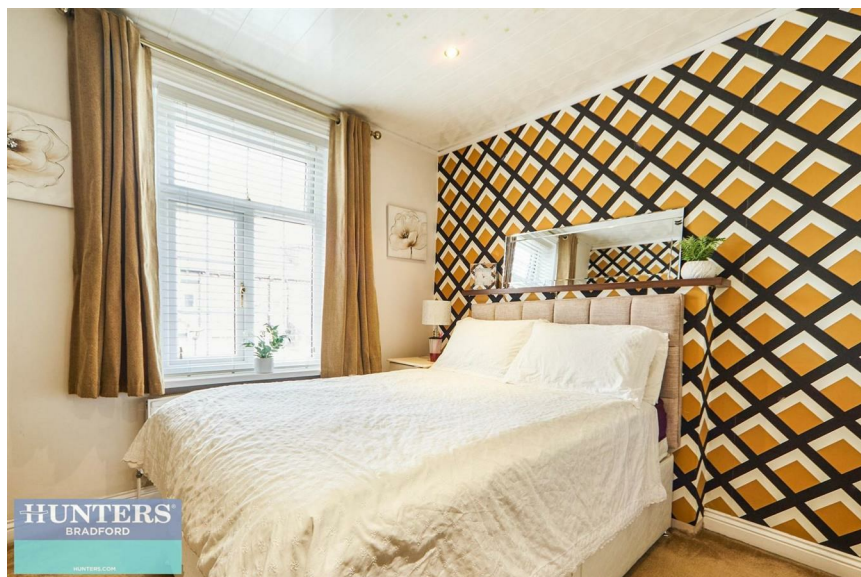
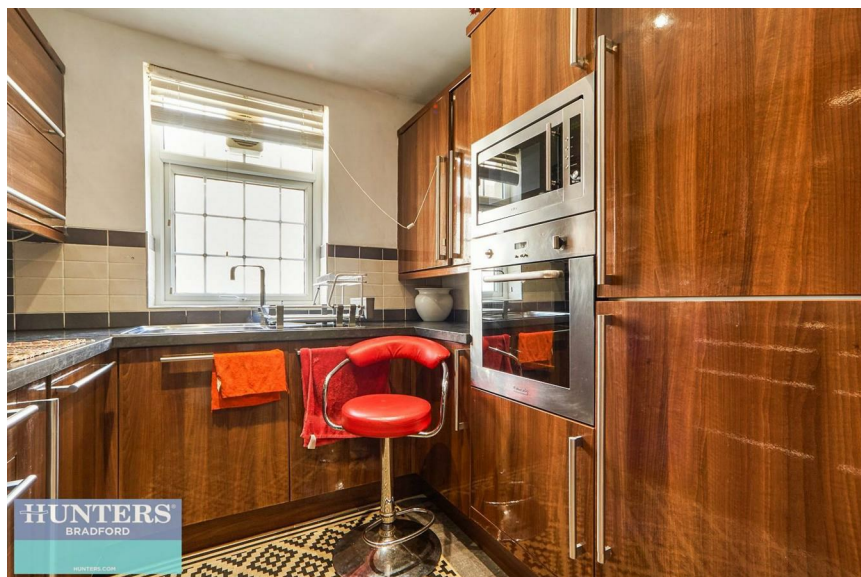
Shower Room
11'0" x 4'1"

SECOND FLOOR

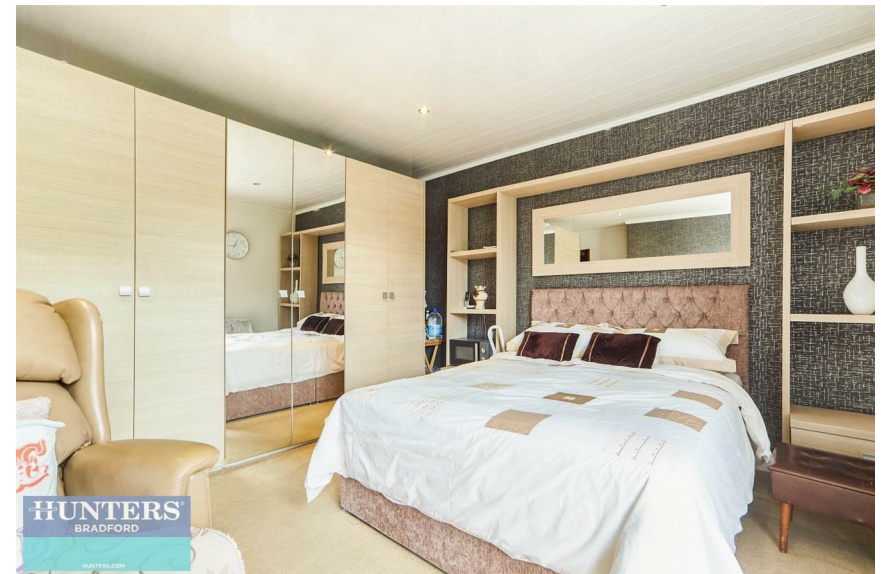
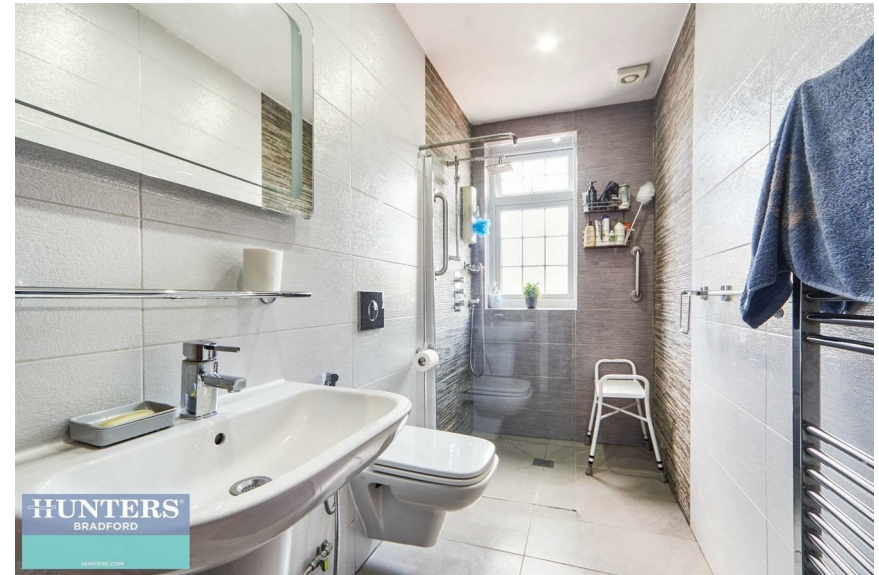
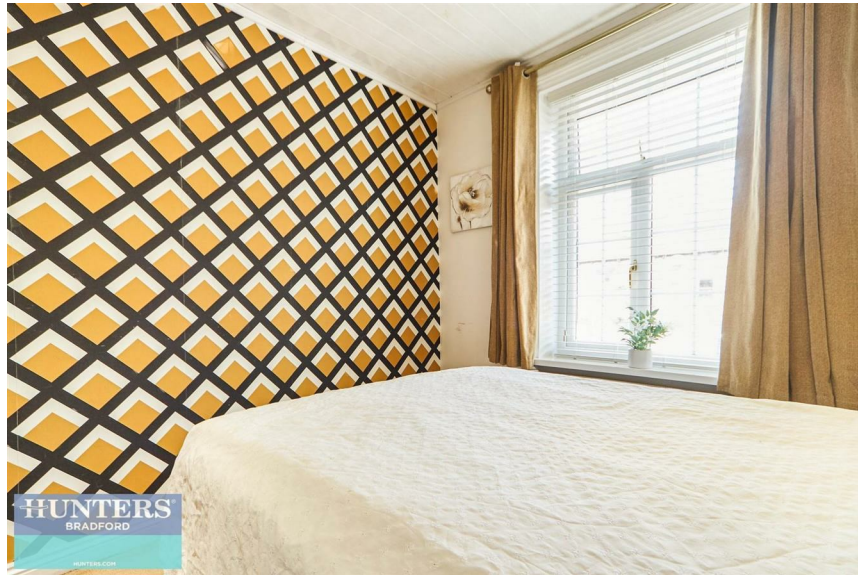
Bedroom Three
13'1" x 12'1"

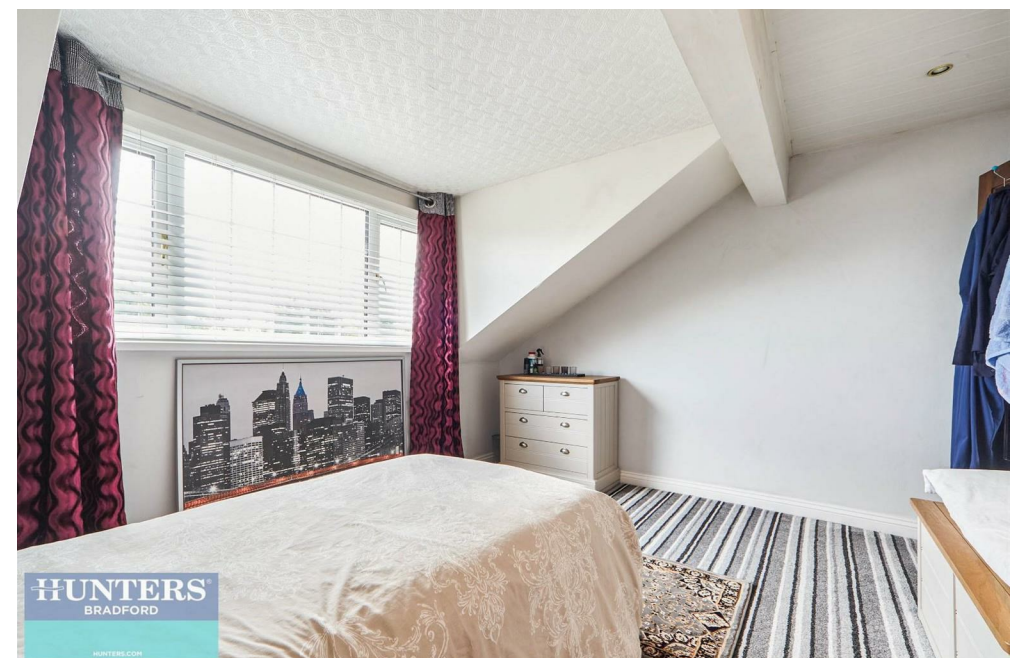
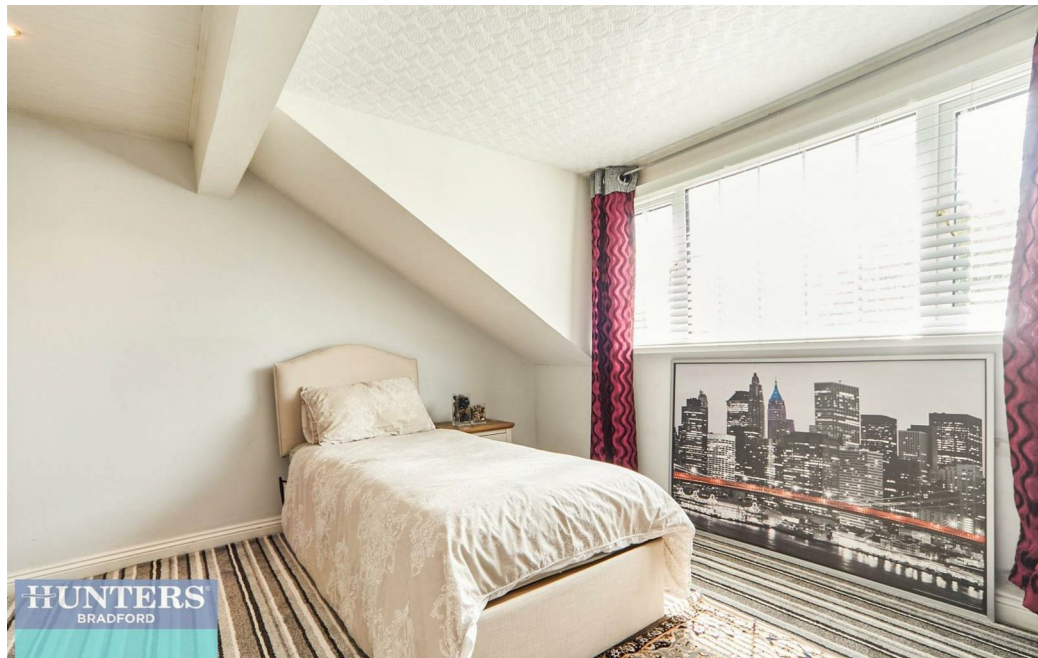
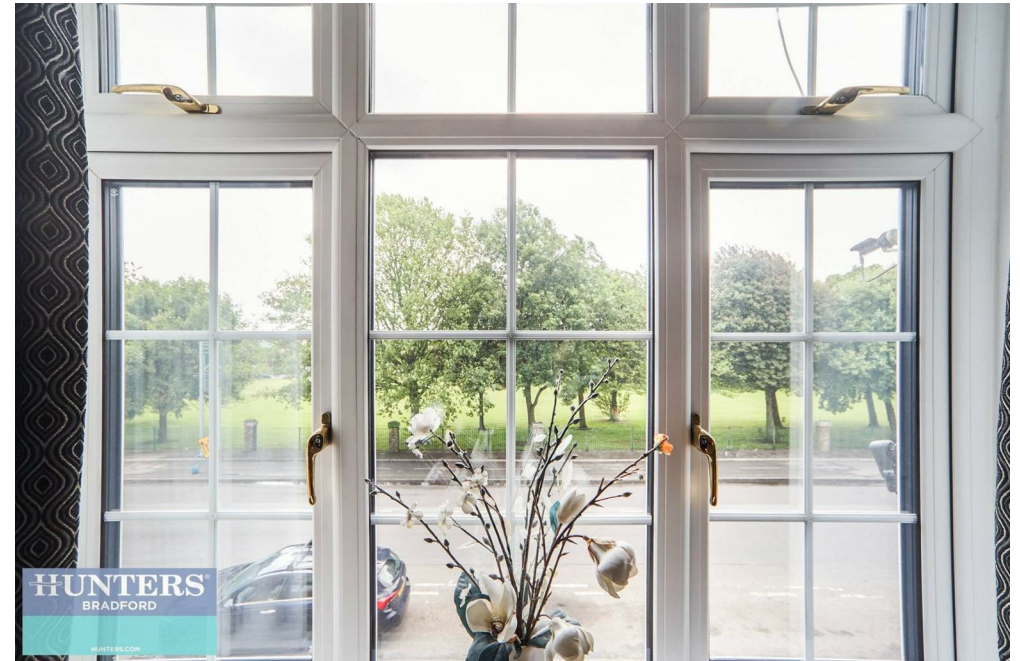
Bedroom Four
13'1" x 11'2"





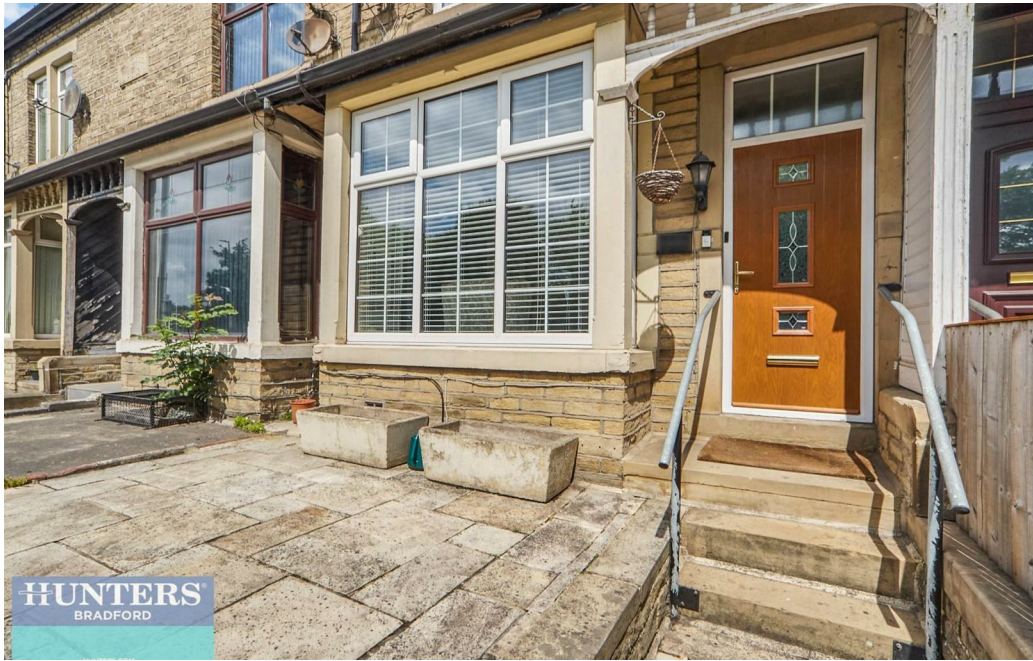
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these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













Cellar
Floor area 27.4 sq.m. (295 sq.ft.)

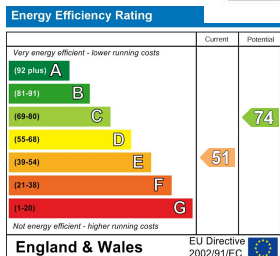
Ground Floor
Floor area 50.5 sq.m. (543 sq.ft.)

First Floor
Floor area 40.2 sq.m. (433 sq.ft.)

Second Floor
Floor area 36.3 sq.m. (390 sq.ft.)

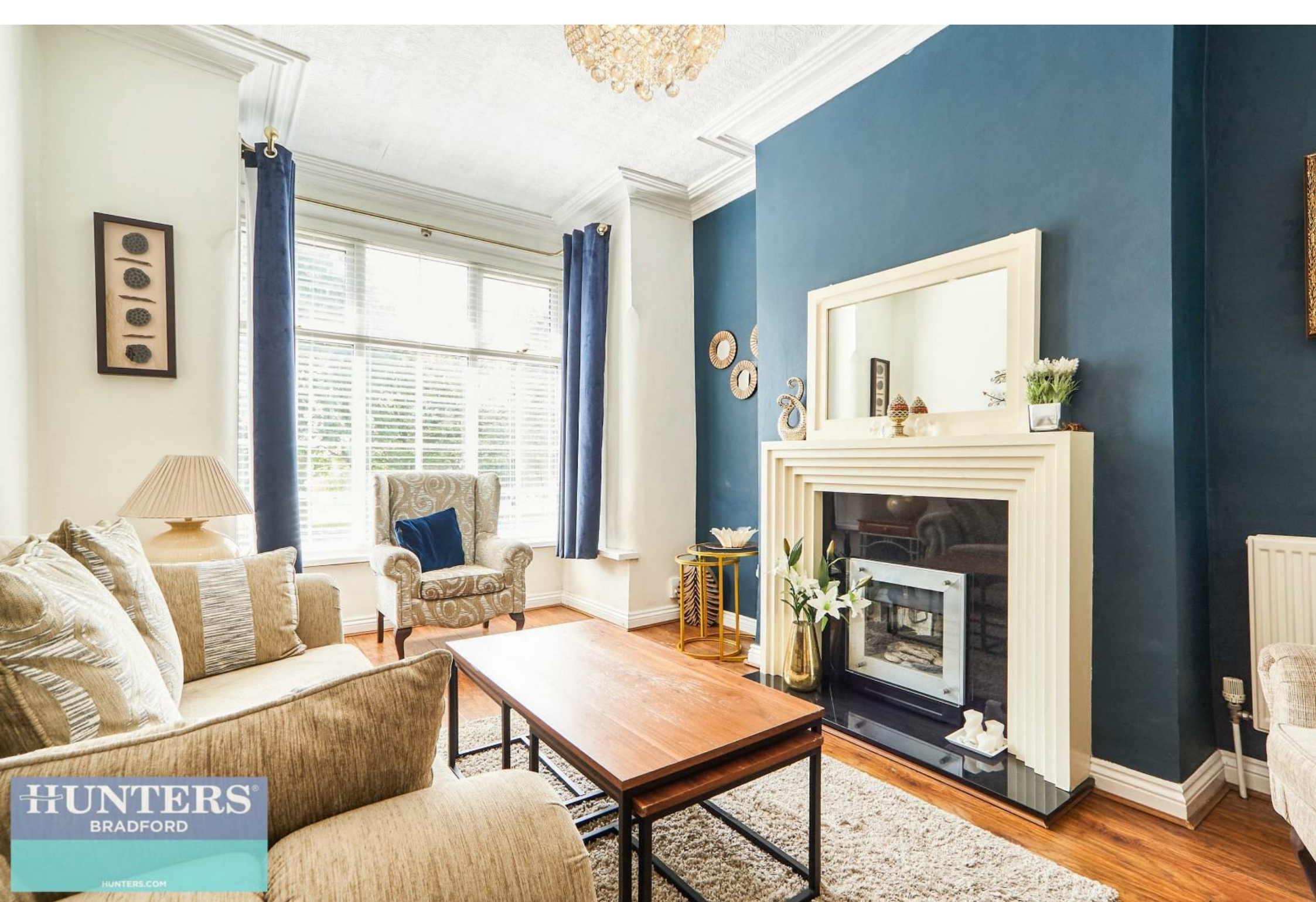
Total floor area: 154.4 sq.m. (1,662 sq.ft.)

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



Viewing Arrangements

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



HUNTERS
BRADFORD

HUNTERS.COM