



## Highgate

Bradford, BD9 5PU

Offers In The Region Of £290,000

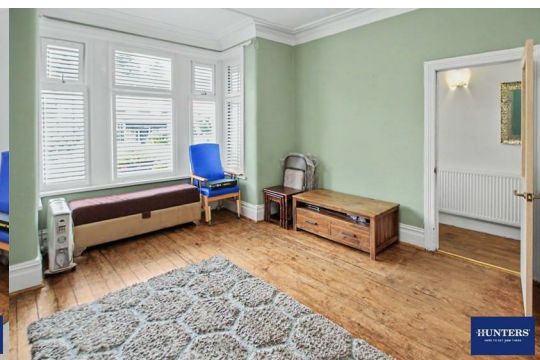


Nestled in the charming area of Highgate, Bradford, this delightful terraced house offers a perfect blend of comfort and modern living. With accommodation spread over three floors, the property boasts four well-proportioned bedrooms, making it an ideal family home or a spacious retreat for professionals.

Upon entering, you are welcomed into a bright reception room, enhanced by predominantly triple glazing at the front, ensuring a peaceful and energy-efficient environment. The ground floor features stylish Amtico flooring, which adds a touch of elegance and practicality to the living space. The living room is further enhanced by a multifuel stove, providing a cosy atmosphere during the colder months.

This property also includes two and a half bathrooms, thoughtfully designed to cater to the needs of a busy household. The convenience of off-street parking is an added bonus, making daily life that little bit easier.

For those in need of extra storage, the cellar offers ample space to keep your belongings organised and out of sight. This home is not just a place to live; it is a sanctuary that combines modern amenities with a warm and inviting atmosphere.



## GROUND FLOOR

Reception Room One 11'11" x 15'4" (3.65 x 4.68)

Reception Room Two 10'11" x 14'0" (3.35 x 4.29)

Kitchen 9'6" x 13'8" (2.92 x 4.17)

## FIRST FLOOR

Family Shower Room 9'4" x 5'10" (2.87 x 1.78)

## W/C

Bedroom One 16'7" x 12'2" (5.08 x 3.71)

Bedroom Two 10'9" x 13'11" (3.29 x 4.26)

## THIRD FLOOR

Bedroom Three 8'3" x 13'4" (2.52 x 4.08)

## Ensuite

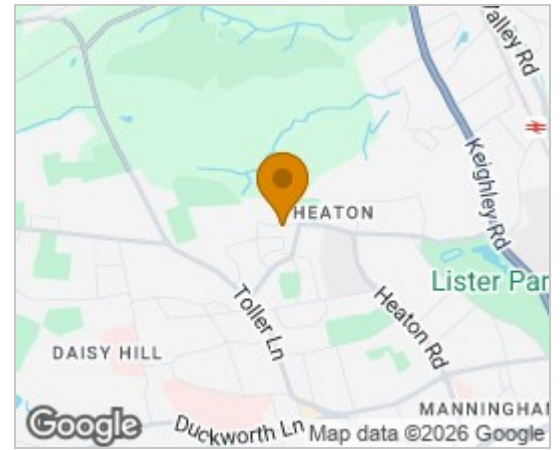
Bedroom Four 16'4" x 12'10" (5.00 x 3.92)

## CELLAR

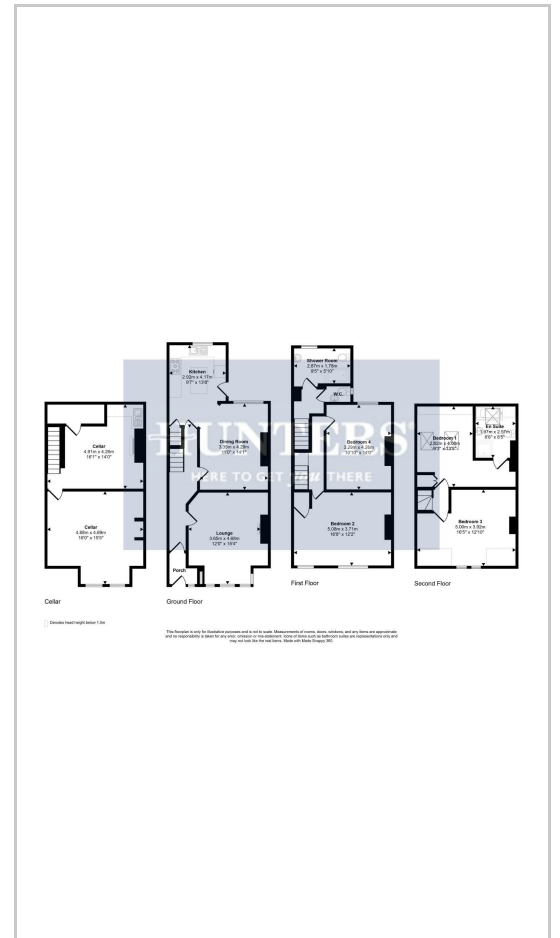
Room One 16'1" x 13'11" (4.91 x 4.26)

Room Two 16'0" x 15'4" (4.88 x 4.69)

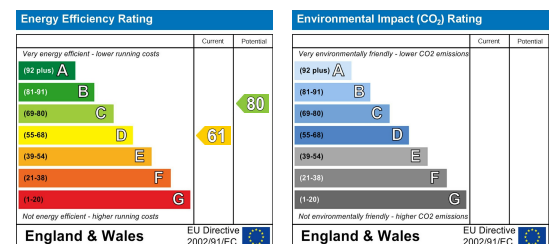
## Area Map



## 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.

2 Wakefield Road, Bradford, BD4 7AT

Tel: 01274 393955 Email: [bradford@hunters.com](mailto:bradford@hunters.com) <https://www.hunters.com>