



## Acre Drive, Bradford, West Yorkshire, BD2 2LU

- THREE BEDROOM SEMI-DETACHED HOME
- TWO RECEPTION ROOMS
- NEUTRAL DECOR
- DOUBLE GLAZED
- CLOSE TO LOCAL AMENITIES
- OCCASIONAL ATTIC ROOM
- FRONT AND REAR GARDENS
- DRIVE AND GARAGE
- SOUGHT AFTER LOCATION
- EPC RATING OF - COUNCIL TAX BAND C

**Offers In The Region Of £210,000**



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Hunters Bradford are delighted to present this semi-detached house ideally suited for first-time buyers, investors, and families alike. This property is in a neutrally decorated condition, offering a blank canvas for you to inject your personal style and truly make it your own.

The house boasts three bedrooms, two of which are spacious doubles with the third being a cosy single. These bedrooms offer ample space for rest and relaxation, ensuring a comfortable living situation for all members of the family.

The property also benefits from one bathroom, two reception rooms, and a kitchen. The reception rooms are ideal for hosting or unwinding with loved ones, while the kitchen is perfectly sized for all your culinary needs.

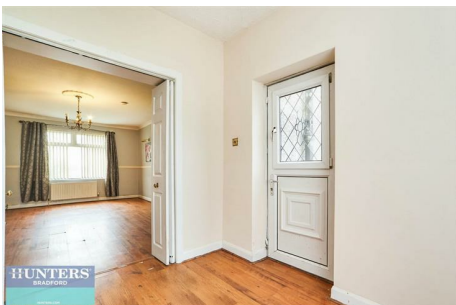
One of the unique features of this property is the occasional room, perfect for accommodating guests or for use as a home office. A fireplace provides a cosy atmosphere during the colder months, and for the warmer days, the front and rear gardens provide a wonderful space for outdoor activities.

Additionally, the property comes with a garage and driveway, ensuring ample parking for residents and visitors alike.

Located conveniently close to public transport links, local amenities, schools, and walking routes, this property offers the perfect blend of suburban tranquillity and city convenience.

In summary, this semi-detached house is a fantastic opportunity to purchase a well-located, spacious and home with great potential for personalisation. Don't miss out on this excellent investment.

EPC RATING - COUNCIL TAX BAND C



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## GROUND FLOOR

Hall

Living Room  
30'11" x 12'4"

Dining Room  
8'8" x 8'8"

Kitchen  
8'8" x 8'8"

## FIRST FLOOR

Bedroom One  
12'5" x 9'8"

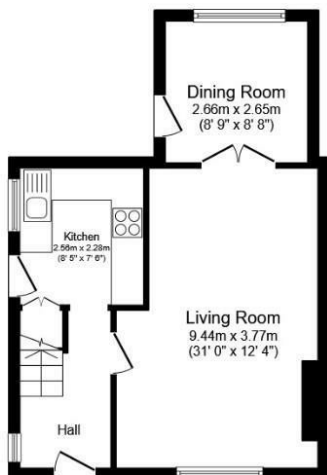
Bedroom Two  
12'5" x 7'11"

Bedroom Three  
6'0" x 5'7"

## SECOND FLOOR

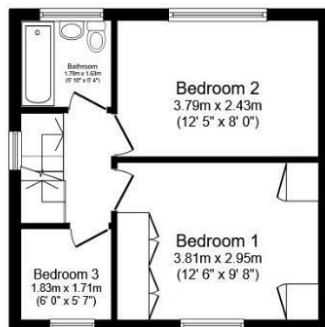
Occasional Room  
17'3" x 10'0"

Garage  
17'1" x 9'10"



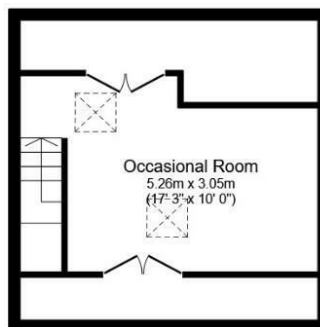
**Ground Floor**

Floor area 38.6 sq.m. (415 sq.ft.)



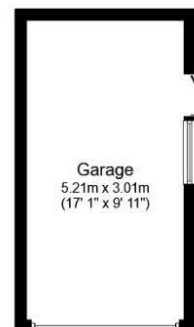
**First Floor**

Floor area 31.2 sq.m. (336 sq.ft.)



**Second Floor**

Floor area 20.0 sq.m. (216 sq.ft.)



**Garage**

Floor area 16.5 sq.m. (178 sq.ft.)

**Total floor area: 106.4 sq.m. (1,145 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)

### Viewings

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

### Valuations

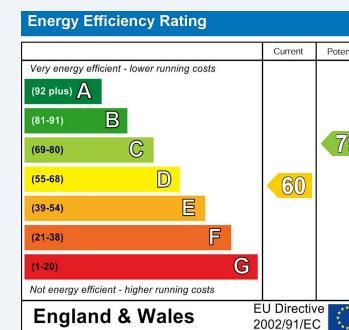
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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## 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.

