



## Derwent Road, Bolton, Bradford, West Yorkshire, BD2 4HR

- TWO BEDROOM SEMI-DETACHED BUNGALOW
- SHOWER ROOM
- LOFT WITH PULL DOWN LADDER AND WINDOW - OCCASIONAL ROOM
- GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES, TRANSPORT LINKS AND PEEL PARK
- SPACIOUS KITCHEN DINER
- BEDROOMS WITH FITTED WARDROBES
- DOUBLE GLAZING
- DRIVEWAY FOR SEVERAL CARS
- COUNCIL TAX BAND C - EPC RATING GRADE F

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Offers In The Region Of £160,000

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Nestled on the charming Derwent Road in Bradford, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, both featuring fitted wardrobes, this property is ideal for those seeking a low-maintenance lifestyle without compromising on space. The spacious kitchen diner is a standout feature, providing an inviting area for family meals and entertaining guests.

The bungalow also boasts a modern shower room, ensuring that daily routines are both practical and pleasant. For added convenience, a loft with a pull-down ladder and window offers potential for extra storage or even a creative space, catering to various needs.

This home is equipped with double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. The driveway accommodates several vehicles, making it easy for residents and visitors alike.

Situated close to local amenities, excellent transport links, and the picturesque Peel Park, this property is perfectly positioned for those who appreciate both tranquillity and accessibility.

With a council tax band of C and an EPC rating of grade F, this bungalow presents a wonderful opportunity for first-time buyers, downsizers, or anyone looking to enjoy a peaceful yet connected lifestyle in Bradford.

Don't miss the chance to make this charming bungalow your new home.



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INTERNAL

Porch

Hallway

Lounge

Kitchen

Bedroom 1

Bedroom 2

Loft

Shower Room

EXTERNAL

Front Garden

Rear Garden

Driveway

# AWAITING FLOOR PLAN



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## Viewings

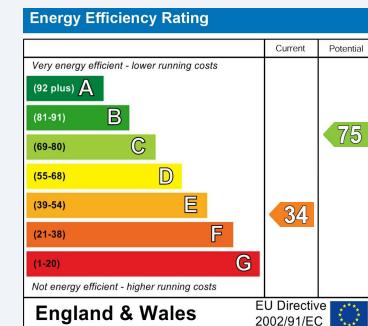
Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

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

## 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.



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