



## Brantwood Villas, Bradford, BD9 6PR

- EXTENDED THREE-BEDROOM SEMI-DETACHED FAMILY HOME
- UTILITY ROOM
- LARGE REAR GARDEN
- DRIVEWAY PARKING
- COUNCIL TAX BAND C
- TWO RECEPTION ROOMS
- LOCATED ON A CUL-DE-SAC
- FURTHER EXTENSION POTENTIAL
- EPC RATING GRADE D

**Best Offers Around £170,000**

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## DESCRIPTION

HUNTERS BRADFORD PRESENTS - BRANTWOOD VILLAS

EXTENDED THREE-BEDROOM SEMI-DETACHED FAMILY HOME - TWO RECEPTION ROOMS - UTILITY ROOM - LOCATED ON A CUL-DE-SAC - LARGE REAR GARDEN - FURTHER EXTENSION POTENTIAL - DRIVEWAY PARKING - EPC RATING GRADE D - COUNCIL TAX BAND C - HOUSE ALARM

### GROUND FLOOR

Enter into the porch, leading into the hallway, from the hallway there is access to both reception rooms and stairs to the first floor. Reception room 1 has a gas fire (not in use) and bay window (single glazed).

Reception room 2 / dining room is a bright light space with single glazed window, gas fireplace, space for a dining table and a door to access the kitchen. The kitchen has a good range of both wall and base units, tiled floor, tiled splashbacks with eye level oven, hob, integrated dishwasher and a door to the utility room. The utility room has plumbing for a washing machine, central heating boiler and a door to access the rear of the property.

### FIRST FLOOR

From the landing there is access to all three bedrooms and the family bathroom. Bedroom 1 is a double room, overlooking the front with a double-glazed bay window. Bedroom 2 is a double room with double glazed window and overlooks the rear. Bedroom 3 is a single room, currently used as office / storage space with a double-glazed window. The bathroom is a three piece with bath (shower over), basin and wc.

### EXTERNAL

To the front is a driveway for two cars, a small outbuilding to side with generous pathway, to the rear a large, enclosed garden with patio area. There is the potential to extend this property further if required (subject to planning).

### LOCATION

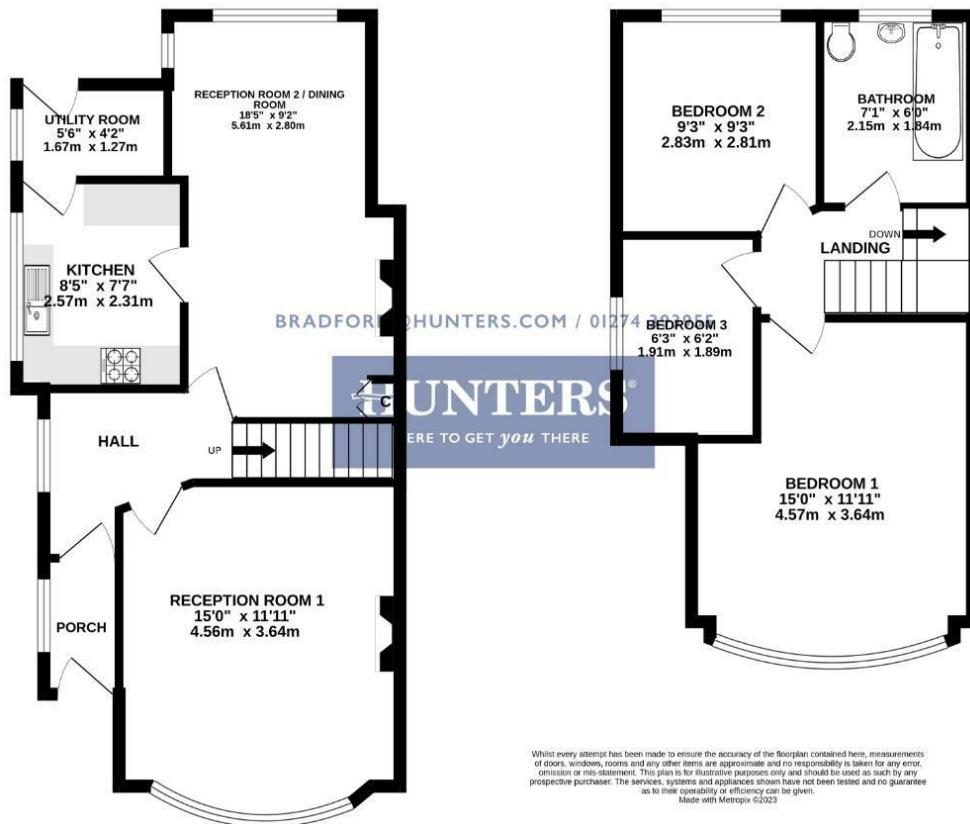
Set in BD9 this family home is close to local shops, schools and transport links.





## GROUND FLOOR

## 1ST FLOOR



## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

## Viewing

Please contact our Hunters Bradford Office on 01274 393955 if you wish to arrange a viewing appointment for this property or require further information.

45-47 Godwin Street, Bradford, BD1 2SH

Tel: 01274 393955 Email:

bradford@hunters.com <https://www.hunters.com>



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