



## Daisy Fields, Bradford

- THREE BEDROOM SEMI-DETACHED
- MODERN KITCHEN
- SECOND BEDROOM WITH FITTED FURNITURE
- GARAGE AND DRIVEWAY PARKING
- GREAT FAMILY / FIRST TIME BUYERS HOME
- WELL PRESENTED THROUGHOUT
- GROUND FLOOR WC
- REAR PATIO WITH RAISED GARDEN AREA
- CLOSE TO LOCAL SCHOOLS

**Offers Over £170,000**

**HUNTERS<sup>®</sup>**  
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# Daisy Fields, Bradford

## DESCRIPTION

HUNTERS BRADFORD PRESENTS - DAISY FIELDS

A THREE BEDROOM MODERN BUILD SEMI-DETACHED FAMILY HOME

OPEN PLAN LOUNGE / DINING KITCHEN - THREE BEDROOMS, ONE WITH FITTED WARDROBES - WELL-PRESENTED THROUGHOUT - GROUND FLOOR WC - MODERN FIXTURES AND FITTINGS - STILL UNDER WARRANTY INSURANCE UNTIL 01/05/2025 - REAR TIERED GARDEN WITH PATIO SEATING AREA - CLOSE TO LOCAL SCHOOLS - GARAGE AND DRIVEWAY PARKING

### GROUND FLOOR

Enter into the hallway, there is a door to the ground floor Wc, stairs to the first floor and a door to the open plan lounge / kitchen diner. The kitchen is modern with a variety of both wall and base units, integrated fridge freezer, plumbing for a washing machine and tiled splashbacks. The lounge area is light with patio doors leading to the rear garden and space for a dining table,

### FIRST FLOOR

From the first floor landing, there is access to all three bedrooms and the family bathroom. Bedroom 1 is a double room and overlooks the front. Bedroom 2 has bespoke fitted wardrobes and overlooks the rear. Bedroom 3 is a single room overlooking the front. the family bathroom is a three piece with bath(shower over), basin and WC.

### EXTERNAL

To the rear of the property is tiered garden area with patio and searing area.

### PARKING

Parking is provided by a driveway and garage, this could be converted into another room if a garage was not required or the possibility of extending upwards subject to planning.

PLEASE NOTE THE PROPERTY HAS A £40 PCM CHARGE FOR CUTTING GRASS IN THE RESIDENTS AREA TO THE FRONT

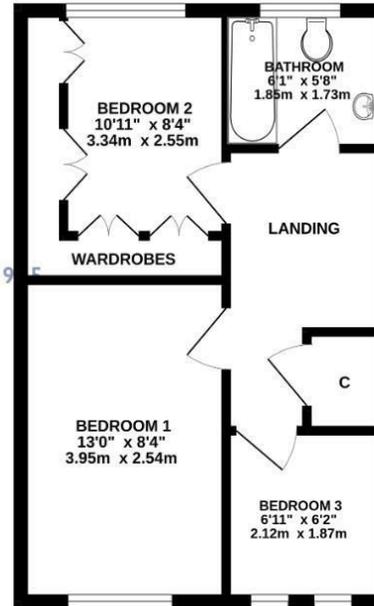
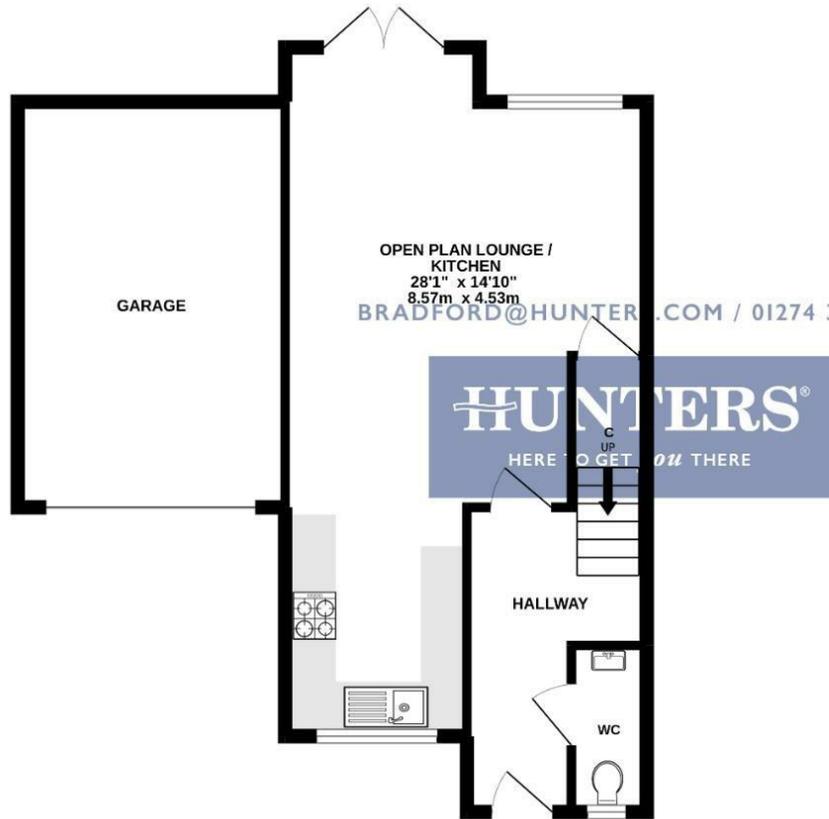
LABC WARRANTY CERTIFICATE OF INSURANCE VALID UNTIL 01/05/2025





GROUND FLOOR

1ST FLOOR



BRADFORD@HUNTERS.COM / 01274 393955

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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](mailto:bradford@hunters.com) <https://www.hunters.com>

## 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) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

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