

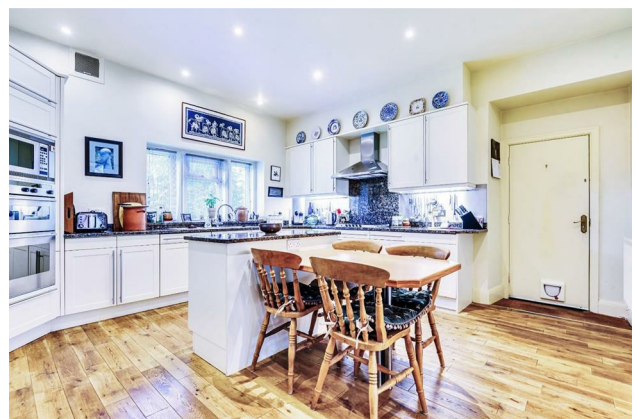
# HUNTERS®

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**2 Brookhouse Gardens, Bradford, West Yorkshire, BD10 0NH**

**Offers In The Region Of £849,950**

Property Images



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## Property Images



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## Property Images



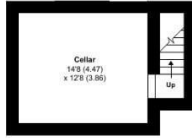
## Parkin Lane, Bradford, BD10

Approximate Area = 3811 sq ft / 354 sq m (includes garage)

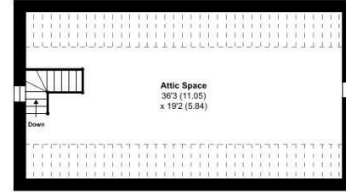
Limited Use Area(s) = 291 sq ft / 27 sq m

Total = 4102 sq ft / 381 sq m

For identification only - Not to scale

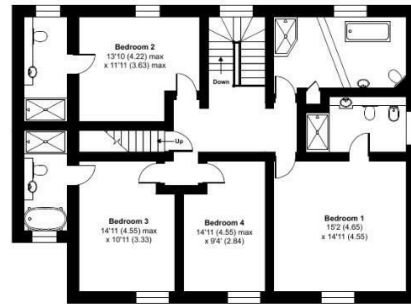
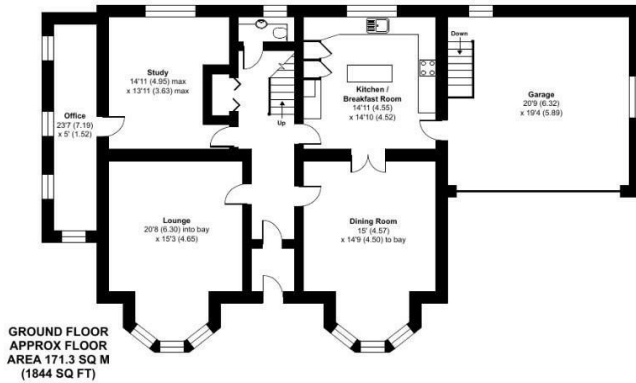


Denotes restricted head height



LOWER GROUND FLOOR  
APPROX FLOOR  
AREA 21.1 SQ M  
(228 SQ FT)

SECOND FLOOR  
APPROX FLOOR  
AREA 64.6 SQ M  
(696 SQ FT)



GROUND FLOOR  
APPROX FLOOR  
AREA 171.3 SQ M  
(1844 SQ FT)

FIRST FLOOR  
APPROX FLOOR  
AREA 123.9 SQ M  
(1334 SQ FT)

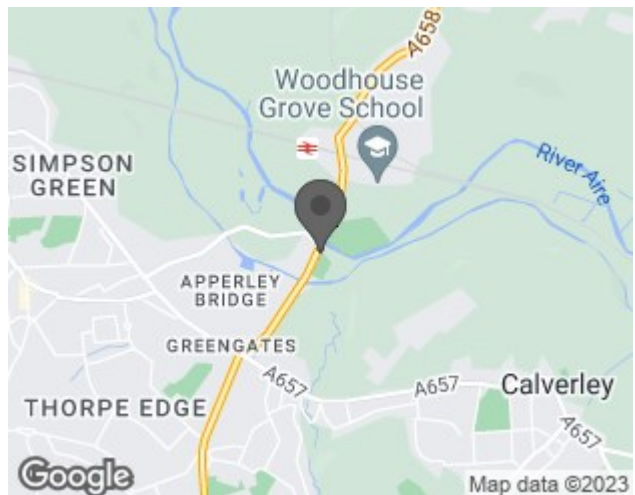


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrthcom 2022. Produced for Hunters Property Group. REF: 906113

### EPC

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>84</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | <b>70</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 |           |

### Map



### Details

Type: House - Detached Beds: 4 Bathrooms: 4 Receptions: 3 Tenure: Freehold

## Summary

Dating back to the late 19th century this magnificent Georgian home which has been extended over recent years sits within this quiet yet convenient setting yet close to the picturesque Leeds Liverpool canal and highly regarded Woodhouse Grove School. Brimming with charm and character throughout with high ceilings, bay windows and well-proportioned accommodation throughout the property is typical of this era. The house sits within mature and established grounds with private gardens to all sides.

Accommodation briefly consists of an entrance hallway, lounge with floor to ceiling bay window, breakfast kitchen, formal dining room with floor to ceiling bay window, snug / morning room, study, guest wc and integral double garage. There is a concealed cellar access from the garage. To the first floor can be found the master bedroom with ensuite shower room, bedrooms two and three both of which are ensuite, bedroom four and the main house bathroom with jacuzzi style bath. The attic space occupies the entire top floor and is accessed via a fixed staircase offering excellent potential for a full conversion to create more additional living or bedroom space.

Externally the property is accessed via double remote controlled gates giving access to a large parking area in front of the double garage. The gardens are laid mostly to lawn with various paved areas and planted borders. There is also an allotment area with raised plant beds.

Located within this sought-after position the property is within easy reach of a wide range of local amenities, several highly regarded local schools and a train station.

## Features

- IMPRESSIVE GEORGIAN HOME • PRIVATE GROUNDS • REMOTE CONTROLL GATED ACCESS • THREE ENSUITES • LARGE LOFT WITH SCOPE FOR CONVERSION • SUPERB MASTER SUITE • DOUBLE INTEGRAL GARAGE • CLOSE TO TRAIN STATION AND SCHOOLS • PERIOD FEATURES • EPC RATING = C