

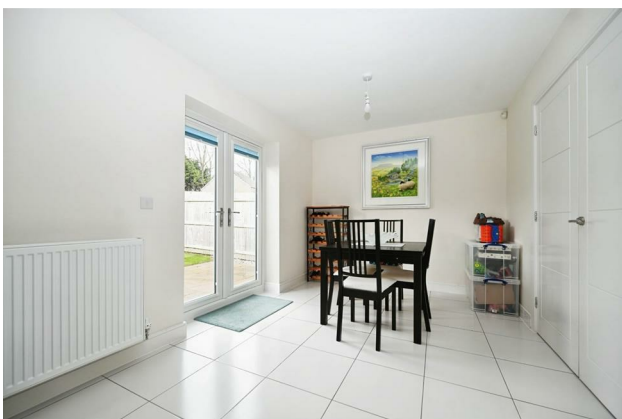
# HUNTERS®

HERE TO GET *you* THERE

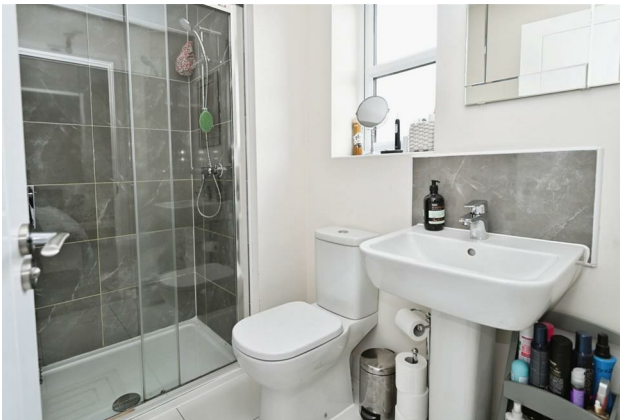
**99 Brompton Drive, Bradford, BD10 0DW**

**Offers In The Region Of £445,000**

**Property Images**



## Property Images





# HUNTERS<sup>®</sup>

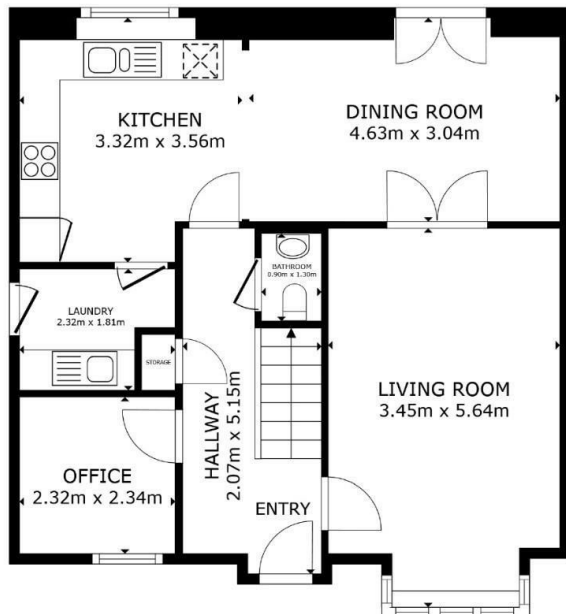
HERE TO GET *you* THERE

## Property Images

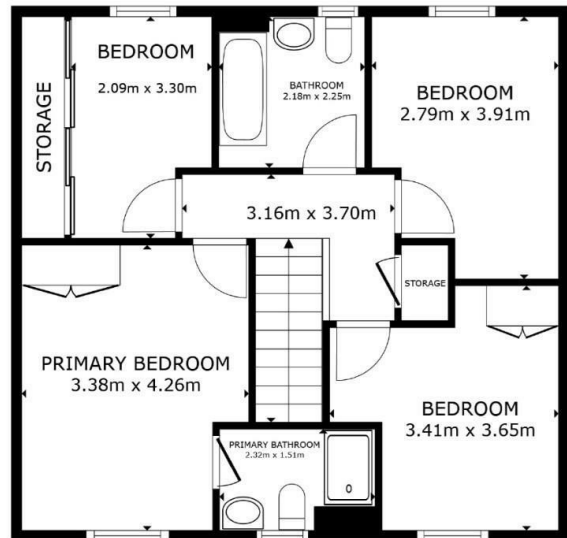


# HUNTERS®

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FLOOR 1



FLOOR 2

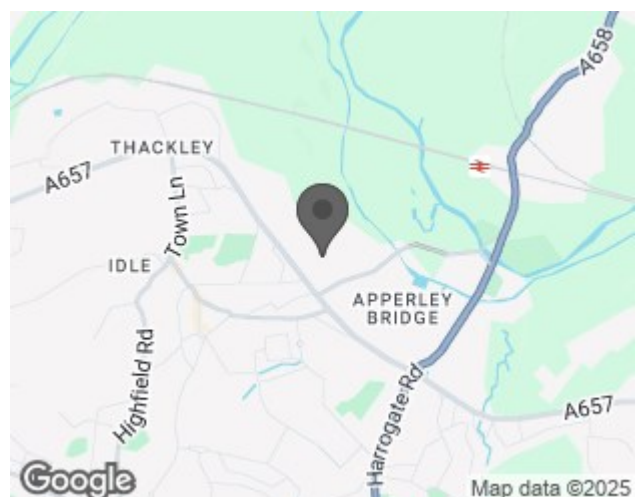
GROSS INTERNAL AREA  
FLOOR 1 66.1 m<sup>2</sup> FLOOR 2 61.3 m<sup>2</sup>  
TOTAL : 127.3 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## EPC

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>84</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		
England & Wales EU Directive 2002/91/EC		

## Map



## Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

Situated in a sought-after development, this beautifully presented four-bedroom detached home offers generous living space and a substantial west-facing rear garden—perfect for families.

Upon entering, the welcoming hallway leads to a guest WC, a versatile study/snug, and a spacious sitting room, ideal for relaxation. At the heart of the home is the impressive open-plan living/dining kitchen, designed for modern family life, with an adjoining utility room providing additional convenience.

Upstairs, the master bedroom benefits from an ensuite shower room, while three further double bedrooms offer ample space for family or guests. A well-appointed house bathroom completes the first-floor accommodation.

Externally, the property features a front garden and a driveway leading to a single garage. The standout feature, however, is the exceptional rear garden. A patio spans the width of the house, perfect for outdoor entertaining, and extends into a vast lawned area enclosed by secure fencing—ideal for children to play safely.

Located within easy reach of highly regarded primary and secondary schools, excellent transport links—including a nearby train station—and a wealth of local amenities, this home also enjoys close proximity to the picturesque Leeds & Liverpool Canal, offering scenic walks and leisure activities.

A rare opportunity to acquire a spacious family home in an excellent location—early viewing is highly recommended.

## Features

- DETACHED FAMILY HOME • VERY LARGE REAR GARDEN • FOUR DOUBLE BEDROOMS • ENSUITE TO MASTER • GARAGE AND DRIVEWAY • OPEN PLAN LIVING KITCHEN • CLOSE TO LIVERPOOL / LEEDS CANAL • CLOSE TO TRAIN STATION • SUPERBLY PRESENTED