



## 8 Bluebell Square, Wyke, Bradford, BD12 8AZ

£425,000

- Detached home with stunning valley views
- Generous downstairs WC and storage
- Excellent location with proximity to local schools and transport links
- Spacious open-plan living, dining, and kitchen area
- Detached garage with driveway parking & EV charger
- Still within builder's warranty
- Four good-sized bedrooms, master with en-suite
- Secure, well-kept garden ideal for children and pets



## 8 Bluebell Square, Bradford BD12 8AZ

This beautifully maintained property feels like a brand-new build and is still within its warranty, offering peace of mind for the lucky new owners. Positioned to maximise privacy within the square, the property enjoys far-reaching views over the valley from the rear; a true highlight of the home.



Council Tax Band: E



### Immaculately Presented Family Home with Stunning Views

This beautifully maintained property feels like a brand-new build and is still within its warranty, offering peace of mind for the lucky new owners. Positioned to maximise privacy within the square, the property enjoys far-reaching views over the valley from the rear; a true highlight of the home.

On entering, you are welcomed by a spacious, light-filled hallway. The generous layout flows effortlessly, with doors leading to a dedicated home office and a bright, bay-fronted lounge: both offering an inviting front aspect. A large downstairs WC with a convenient storage cupboard is ideally located, while beyond, you'll find the heart of the home: an expansive open-plan living, dining and kitchen area.

The kitchen features sleek granite worktops, integrated appliances and plenty of room for both living and dining furniture. A square bay window allows for natural light to flood the space and French doors open directly onto the patio and secure, well-kept garden; a fantastic setting for children and pets to enjoy. The tiled floor flows seamlessly into the adjacent utility room, which provides direct access to the garden.

Upstairs, a wide and airy landing leads to four well-proportioned bedrooms. The master suite boasts an en-suite shower room and the family bathroom offers a modern and relaxing space for the rest of the household.

Externally, to the front, a detached single garage is complemented by driveway parking, along with the added bonus of an EV charger – ideal for modern living.

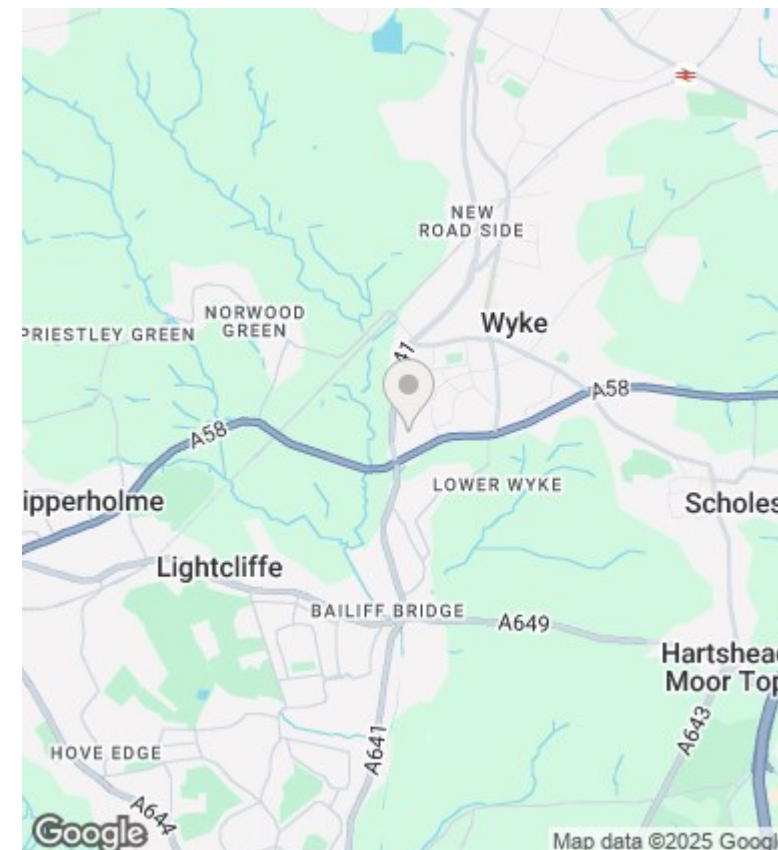
The location offers excellent convenience, with local schooling nearby and ideal commuter links to both the M62 motorway network and nearby train stations at Low Moor and Brighouse. This property is perfect for families or professional couples seeking a beautifully presented, move-in-ready home in a desirable location.

### Agents Notes & Disclaimer.

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



FLOOR 1 73.5 m<sup>2</sup> (792 sq.ft.) FLOOR 2 70.8 m<sup>2</sup> (762 sq.ft.)  
 TOTAL : 144.4 m<sup>2</sup> (1,554 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Directions

## Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

## Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		<b>93</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