



## 19 Alder Holt Drive, Bradford, BD6 2QP

£170,000

- Modern fitted kitchen with conservatory and extension potential (STPP)
- Two double bedrooms and a generous family bathroom
- 'Ring' Doorbell & Camera System included
- Driveway suitable for multiple cars
- Ideal purchase for first-time buyers, downsizers, or investors
- Large wrap-around rear garden with patio, lawn, and storage shed
- Located close to local schools, shops, gyms, petrol stations, and transport links



# 19 Alder Holt Drive, Bradford BD6 2QP

This well-presented two-bedroom semi-detached home offers bright and well-balanced accommodation, driveway parking, and a generous rear garden. The property features a spacious lounge with home-working area, a modern kitchen leading into a conservatory with potential for extension (subject to planning), two double bedrooms, and a family bathroom. Ideally located close to local amenities, schools, and transport links, the home also benefits from a south-easterly front aspect, allowing plenty of natural light throughout the day.



Council Tax Band: A



## GROUND FLOOR

The property is entered via a practical entrance porch, providing useful storage for coats and footwear. The bright and spacious front-facing lounge benefits from excellent natural light and includes under-stairs storage along with a work-from-home desk space.

To the rear, the well-maintained kitchen is fitted with an integrated oven and gas hob, complemented by freestanding appliances including a dishwasher, washing machine, fridge, and freezer. A modern Worcester boiler is neatly housed within a cupboard. The kitchen opens into a spacious conservatory, providing an additional reception area and offering potential for extension, subject to planning permission.

## FIRST FLOOR

The main bedroom overlooks the rear garden and comfortably accommodates a king size bed alongside freestanding storage, with additional loft access from the landing offering further storage options.

The second bedroom is positioned to the front of the property and also accommodates a king size bed, benefiting from a built-in storage cupboard.

The family bathroom is generously proportioned and fitted with a WC, wash basin, bath, and electric shower.

## OUTSIDE

Externally, the property enjoys a particularly generous rear garden. Laid to both patio and lawn, it offers a versatile outdoor space ideal for entertaining, family use, or gardening. A timber shed provides useful external storage.

The front aspect is south-easterly facing, allowing the property to enjoy excellent levels of natural light throughout the day. A driveway provides off-road parking.

## LOCATION

Conveniently located close to local schools, shops, gyms, petrol stations, and transport links, the property offers easy access to everyday amenities while remaining well positioned for commuting.

### 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.

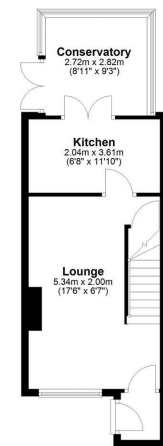








**Ground Floor**  
Approx. 36.7 sq. metres (395.1 sq. feet)



**First Floor**  
Approx. 29.1 sq. metres (313.0 sq. feet)



Total area: approx. 65.8 sq. metres (708.1 sq. feet)

