



## ELM LODGE WOODLANDS DRIVE

BRADFORD, BD10 0NX

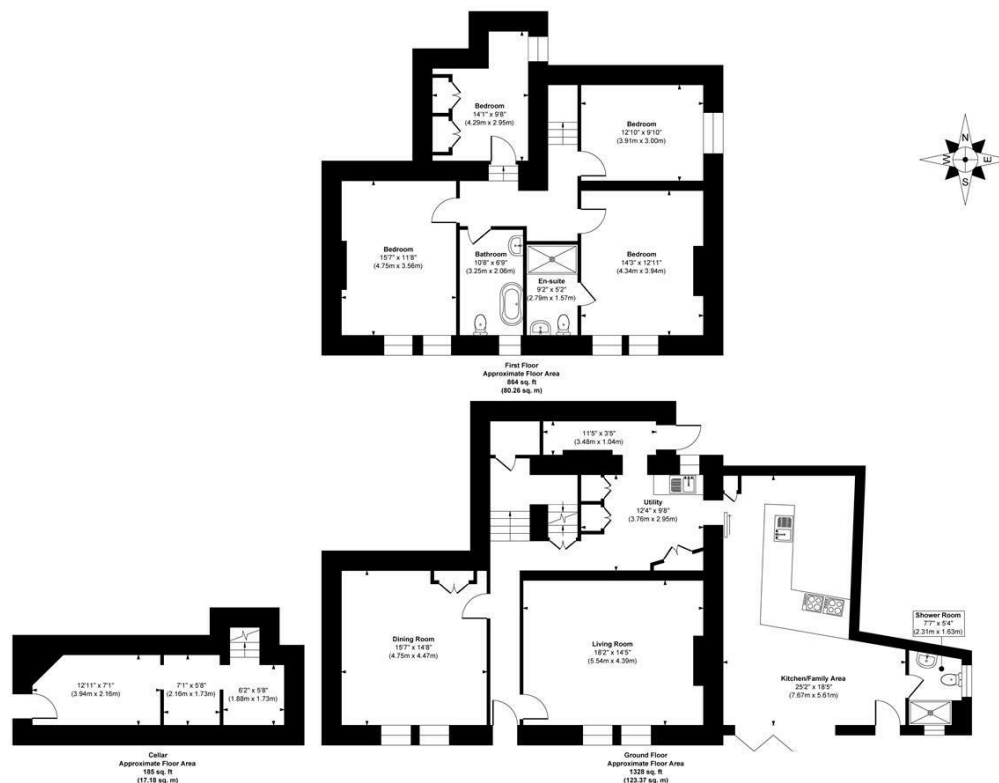
£875,000  
FREEHOLD

This elegant Victorian home blends period charm with modern comfort, set on the edge of the Cragg Wood Roads Conservation Area and green belt land. With a premium kitchen, spacious living areas, landscaped gardens, and a recent extension, it offers stylish and versatile family living in a sought-after location.

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SELLERS OF THE FINEST HOMES

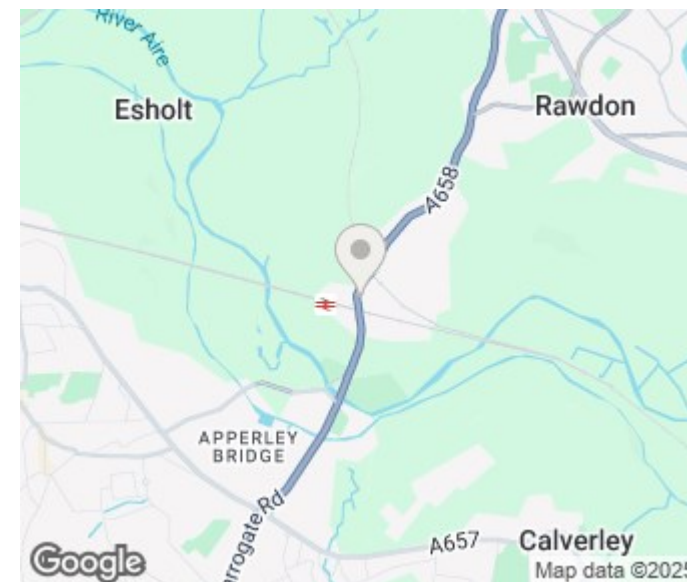




**Approx. Gross Internal Floor Area 2377 sq. ft / 220.81 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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