



Haslingden Drive, Bradford, BD9 5HT

HUNTERS BRADFORD PRESENTS - HASLINGDEN DRIVE - BD9

*** OFFERED WITH NO CHAIN *** - FIVE-BEDROOM SEMI-DETACHED FAMILY HOME - SET OUT OVER FOUR FLOOR - MODERN KITCHEN - BEDROOM 1 WITH ENSUITE - FOUR DOUBLE BEDROOMS - POTENTIAL TO CONVERT CELLAR AREA - POPULAR RESIDENTIAL AREA - COUNCIL TAX BAND D - EPC GRADE E

Offers In The Region Of £330,000

Council Tax: D



Haslingden Drive, Bradford

DESCRIPTION

BASEMENT

The basement offers both storage and the opportunity to convert due to its size. There is a main cellar room, a second storeroom and stairs area. This could make a third reception area or as some of the other houses in the area, convert into a kitchen/diner.

GROUND FLOOR

Enter into the good size hallway, there are stairs to the first floor and doors to access both reception rooms and the kitchen. Reception room 1 is a good family size, has a bay window and gas fire. Reception room 2 again is a good family size looks over the rear and has a gas fire and a door to the rear yard. The kitchen is modern with integrated appliances, 2 x fridge freezers, dishwasher, five ring hob, oven, a door to the side of property and access to the basement area.

FIRST FLOOR

The landing is lit by a window and gives access to bedroom 1, 2 and 5, family bathroom, a separate WC and stairs to the second floor. Bedroom 1 is a double room to the front with an ensuite bathroom. The ensuite has a bath (shower over) and basin). Bedroom 2 is a double room to the rear. Bedroom 5 is a single room to the front, currently used as a home office. The bathroom is a three piece with bath (shower over), basin, WC and has a handy storage cupboard. Next to the bathroom is a separate WC with window.

SECOND FLOOR

To the second floor are bedroom 3 and 4, bedroom 3 is a double room with two skylight windows. Bedroom 4 is a double room with skylight window and side window.

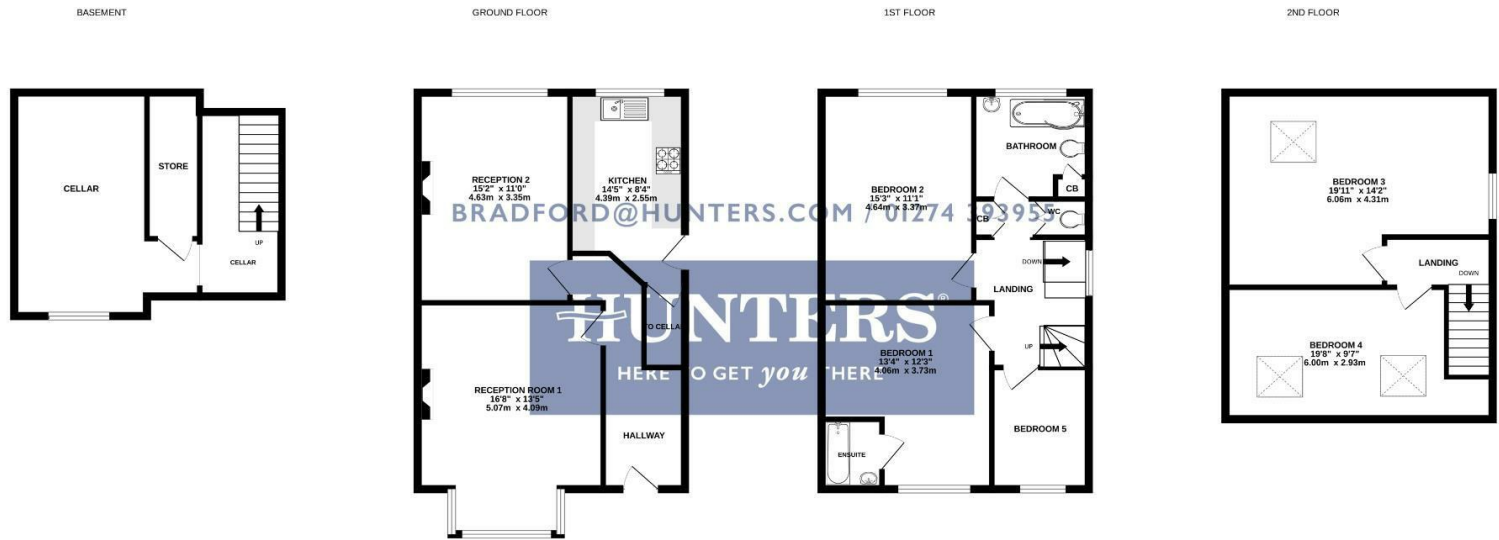
EXTERNAL

To the front is a lawn, driveway and to the rear a good size family enclosed paved area.

Close to local schools, amenities and transport links



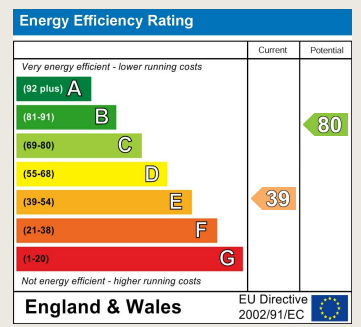




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. A property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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