



## Low Newall Field - REF TN, Newall, Bradford, West Yorkshire, BD5

- THREE BEDROOM END TERRACE BUNGALOW
- MODERN DINING KITCHEN WITH RANGE OVEN AND HOB
- BEDROOM 1 WITH ENSUITE SHOWER ROOM
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- CLOSE ACCESS TO THE MOTORWAY NETWORK

- WELL PRESENTED THROUGHOUT
- BOTH THE RECEPTION ROOM AND CONSERVATORY WITH WOOD FIRES
- SPACIOUS FIRST FLOOR BEDROOM AND OCCASIONAL USE AREA
- PARKING FOR UP TO APPROX 8 CARS
- COUNCIL TAX BAND B AND EPC RATING GRADE D

**Asking Price £280,000**





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## HUNTERS BRADFORD PRESENTS - LOW NEWALL FIELD - BD5

Nestled in the charming area of Low Newall Field in Bradford, West Yorkshire, this three-bedroom end terrace bungalow is a true gem waiting to be discovered. From the moment you step inside, you'll be greeted by a well-presented interior that exudes warmth and comfort.

The heart of this home is the modern dining kitchen, complete with a range oven and hob, perfect for whipping up delicious meals for family and friends. Imagine cozy evenings by the wood fires in both the reception room and conservatory, creating a welcoming ambiance all year round.



Also on the ground floor is bedroom 1 with an ensuite shower room, bedroom 3 and the family three piece bathroom suite, offering real family convenience. To the first floor, you'll find a spacious bedroom and an occasional use area, providing flexibility to suit your lifestyle needs. This area could be reconfigured to offer a fourth bedroom, subject to planning.

This wonderful home had planning previously granted in 2018 for a Front dormer extension with Rear dormers under Permitted Development, complete with plans. Bradford Council planning reference 18/00945/HOU

With double glazing and gas central heating, this property ensures comfort and energy efficiency. Parking will never be an issue with space for up to approximately 8 cars, making hosting gatherings a breeze, plus a single detached garage.



Conveniently located with easy access to the motorway network, this home offers both tranquillity and accessibility. With a council tax band B and an EPC rating grade D, this property is not only inviting but also practical for modern living.

Don't be deceived from the outside, visiting this well presented family home, will give you a real feeling of the space inside and out.

Don't miss the opportunity to make this charming bungalow your own and create lasting memories, book your viewing today.





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## GROUND FLOOR

Reception Room  
14'9" x 16'8"

Kitchen  
17'4" x 14'9"

Bedroom 1  
10'9" x 17'0"

Ensuite Shower Room

Bathroom

Bedroom 3  
10'9" x 7'10"

## FIRST FLOOR

Bedroom 2  
10'5" x 16'0"

Occasional Room  
14'9" x 14'9"

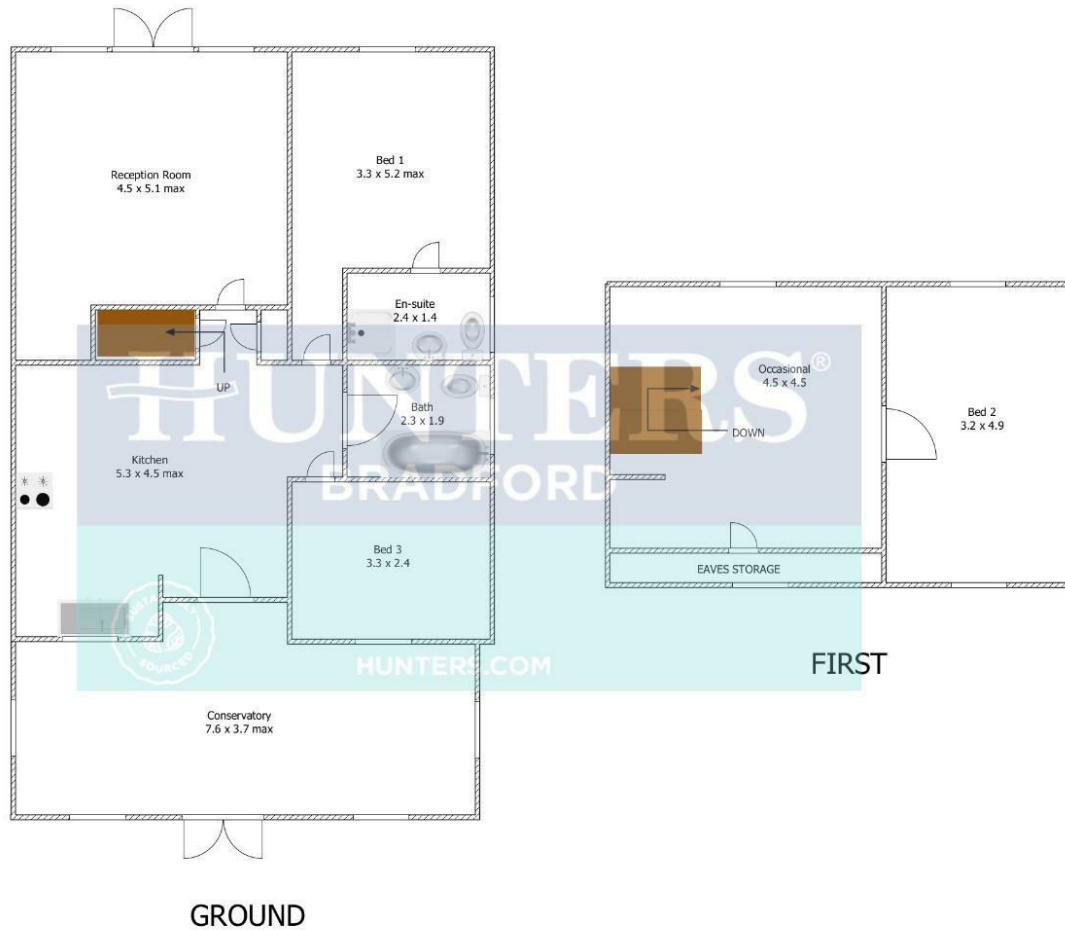
Eaves Storage

## EXTERNAL

Front Driveway

Garage

Rear Driveway



GROUND

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and scaling of doors/windows/utilities/appliances/fitings are approximate and no responsibility will be taken for any error, omission, or misrepresentation. This plan is for illustrative purposes only and should be used as such by any prospective buyer.

(Dimensions in metres)

### Viewings

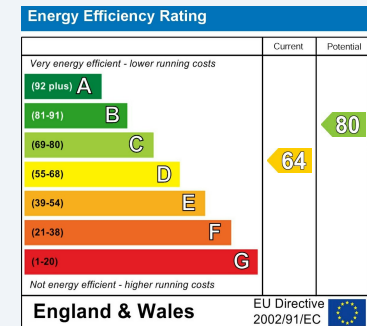
Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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. If 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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

