



## Fetlock Drive, Eccleshill, Bradford, West Yorkshire, BD2 3FH

- THREE BEDROOM SEMI DETACHED FAMILY HOME
- DOUBLE GLAZING
- GOOD SIZED MODERN DINING KITCHEN
- MAIN BEDROOM WITH ENSUITE SHOWER ROOM & FITTED WARDROBES
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA
- FAMILIES/ FIRST TIME BUYERS & INVESTORS
- GAS CENTRAL HEATING
- GROUND FLOOR WC
- REAR PATIO GARDEN WITH LAWN - DRIVEWAY FOR TWO CARS
- EPC RATING: GRADE B & COUNCIL TAX BAND

**Offers In The Region Of £210,000**

# Fetlock Drive, Eccleshill, Bradford, West Yorkshire, BD2 3FH



Nestled in the charming area of Eccleshill, Bradford, this delightful three-bedroom semi-detached family home on Fetlock Drive is a true gem. This property boasts a modern design and offers a comfortable living space for you and your loved ones. A great home and Ideal for both first time buyers and families.

As you step inside, you are greeted by a hallway with stairs to the first floor and the ground floor WC. From the hall you step into a reception room, perfect for entertaining guests or simply relaxing with your family. The property features a good-sized modern dining kitchen, ideal for whipping up delicious meals and creating lasting memories. There are patio doors leading to patio & lawn garden to the rear, ideal for spending time with family and friends.



With three cosy bedrooms, including a main bedroom with an ensuite shower room, there is plenty of space for everyone to unwind and recharge. The convenience of two bathrooms ensures that busy mornings run smoothly for all members of the household.

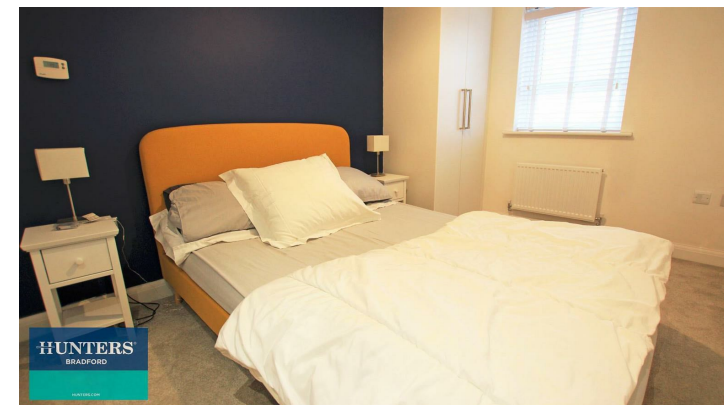
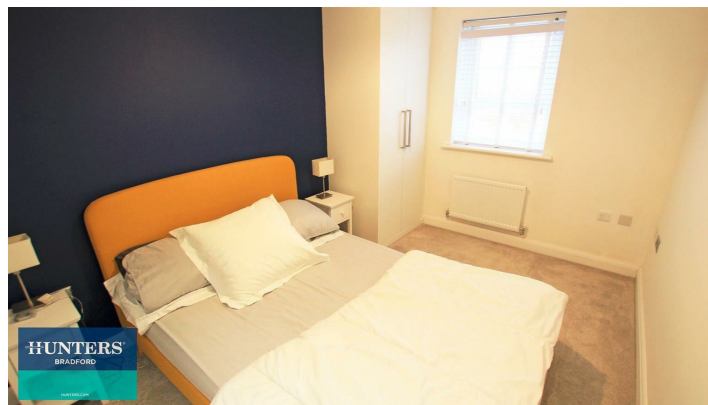
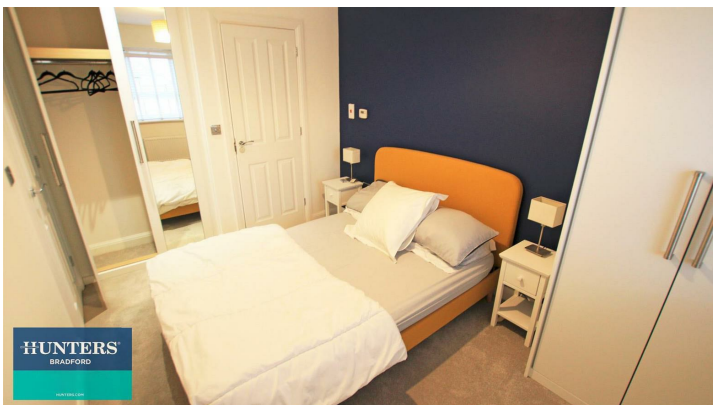
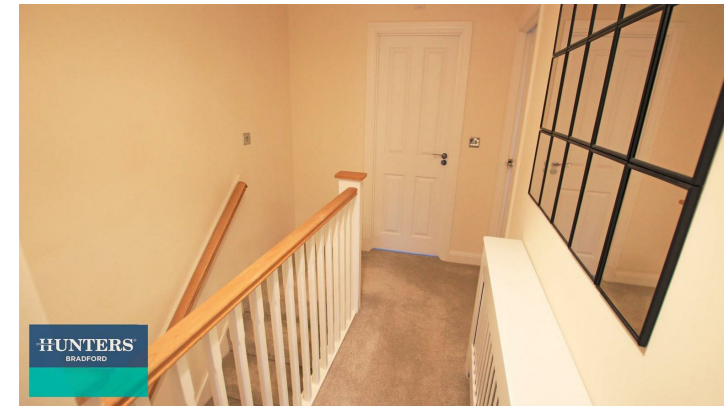
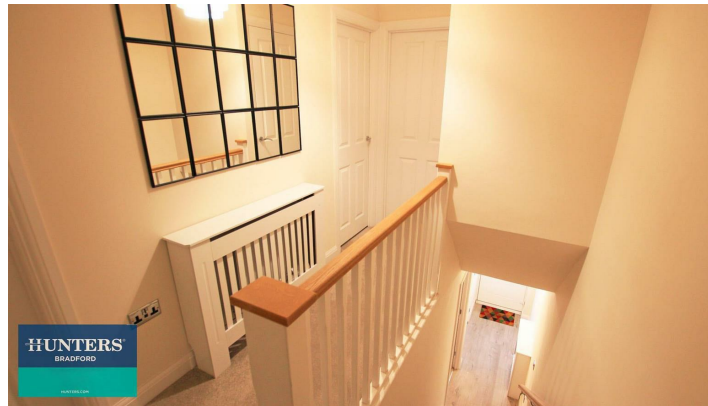
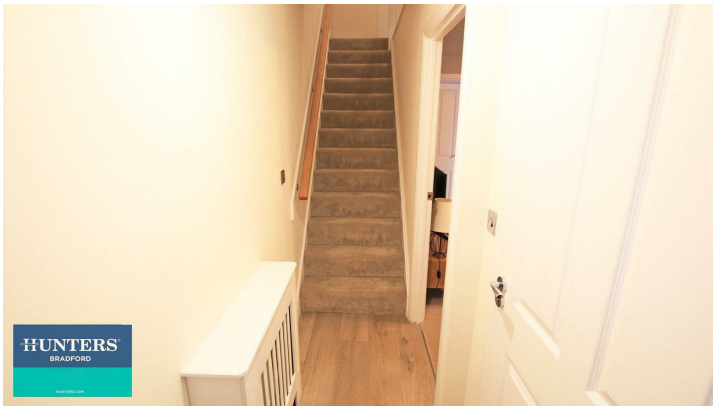
The property also boasts double glazing and central heating, ensuring that you stay warm and comfortable throughout the year. Additionally, the driveway with space for two cars and an electric charge point, adds a touch of convenience to your daily routine.

With an impressive EPC rating of Grade B, you can rest assured that this home is energy efficient and environmentally friendly.

Don't miss out on the chance to own this wonderful property in a sought-after location. Book a viewing today and envision the possibilities that await you at Fetlock Drive.



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## GROUND FLOOR

Hallway

Reception Room  
16'1" x 11'8"

Dining Kitchen  
14'11" x 10'5"

Ground Floor WC

## FIRST FLOOR

Landing

Bedroom 1  
11'6" x 8'5"

Bedroom 1 Ensuite

Bedroom 2  
10'2" x 8'3"

Bedroom 3  
8'8" x 6'3"

Bathroom  
6'3" x 5'6"

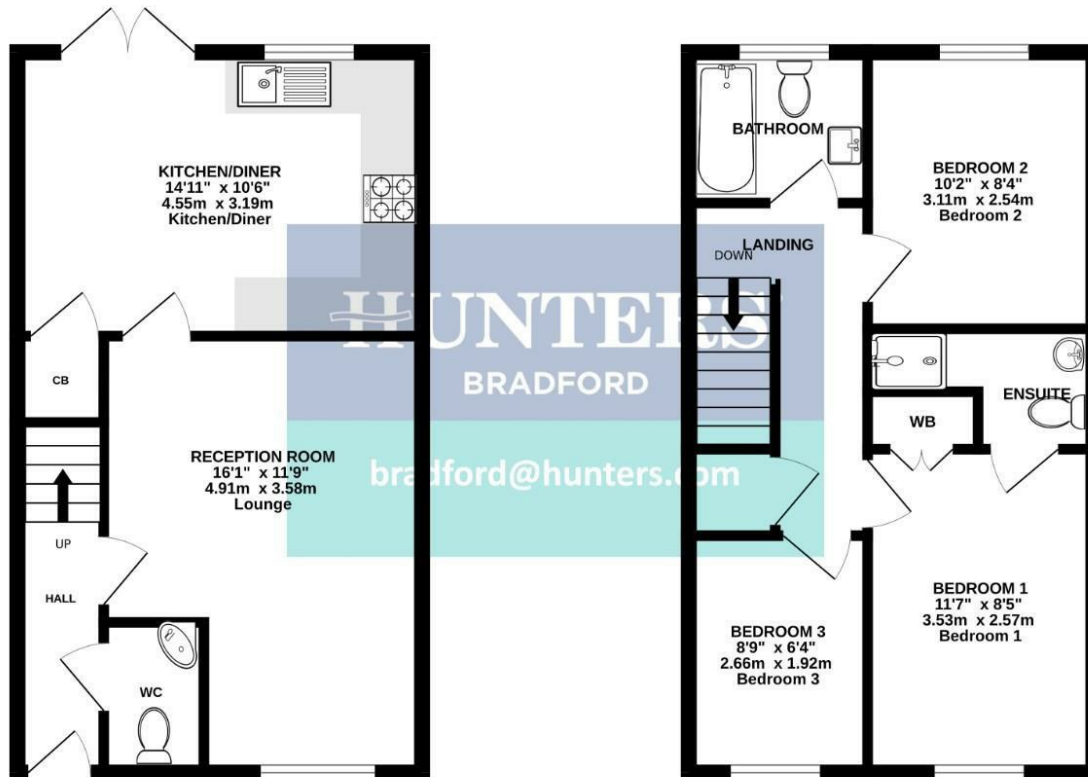
EXTERNAL

Rear Patio / Lawn Garden

Driveway

GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.

1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.7 sq.m.) approx.

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 as to their operability or efficiency can be given.  
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### Viewings

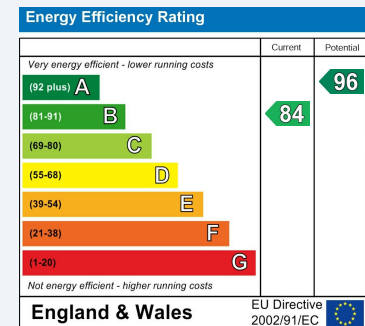
Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.