



Crow Tree Lane, Bradford, West Yorkshire, BD8 0AN

Offers In The Region Of £535,000

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EXCLUSIVE

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DESCRIPTION

This striking detached house, currently listed for sale, is a remarkable opportunity for first-time buyers and families alike. Elegantly decorated in neutral tones, the property presents a welcoming and warm ambiance that could easily be personalized to your own tastes.

The house features a total of four generously sized bedrooms, ensuring enough space for a growing family or home office needs. Additionally, the property boasts three well-appointed bathrooms that are both practical and stylish.

The heart of the home is the spacious kitchen, equipped with a utility room, that invites culinary exploration. The two reception rooms provide ample space for entertaining or relaxing with family. Whether you're hosting a formal gathering or a casual family dinner, these spaces cater to every occasion.

One of the property's unique features is a charming fireplace that adds a touch of comfort and sophistication to the living space. Outside, the property continues to impress with a beautiful garden, perfect for those who enjoy outdoor living. Parking will never be an issue thanks to the double garage and additional parking space.

The property's location is another of its highlights. Situated in a sought-after location, convenience is at your doorstep with public transport links, local amenities, and reputable schools within proximity. Plus, the green spaces in the area offer a calm retreat from city life.

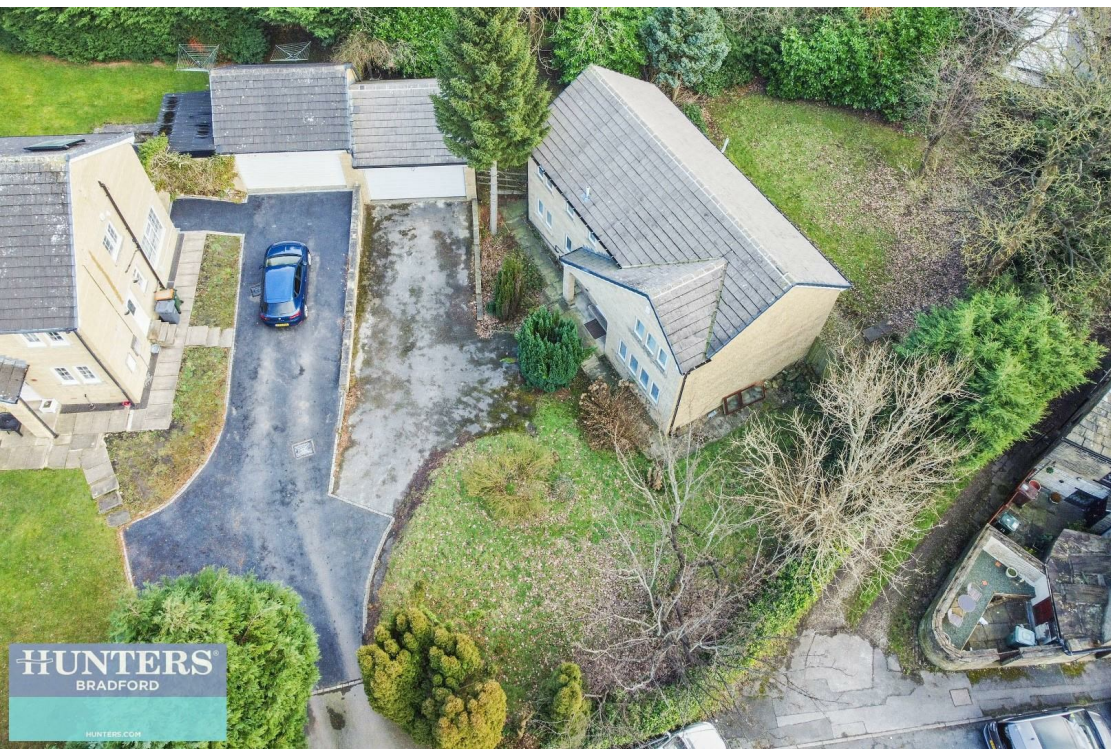
The property has an EPC rating of C and falls within the council tax band F. Overall, this property is a perfect blend of comfort, convenience, and charm. Don't miss this fantastic opportunity to make this house your home.

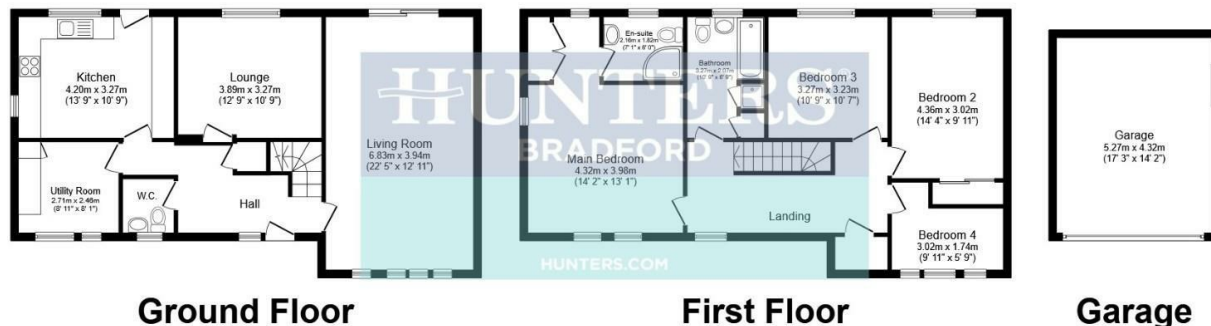
The vendor has advised us of the following

The property has triple glazing. The loft is insulated as per the EPC certificate with 250mm insulation. The property has a double garage, that can also be extended subject to planning permission. There is the potential to convert the loft into a double Dormer, again subject to planning permission.

- FOUR BEDROOM DETACHED FAMILY HOME
- GENEROUS SIZED BEDROOMS
- THREE BATHROOMS
- DINING KITCHEN WITH A SEPARATE UTILITY ROOM
- TWO RECEPTION ROOMS
- GROUND FLOOR WC
- DOUBLE GARAGE AND DRIVEWAY PARKING
- GREAT LOCATION
- EPC RATING GRADE C
- COUNCIL TAX BAND F





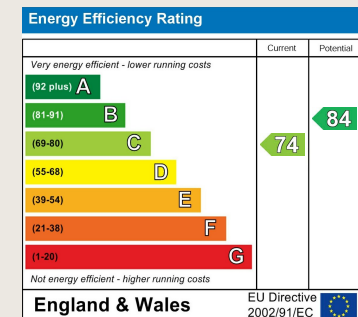


Total floor area 177.0 m² (1,906 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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.

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