



Poplars Park Avenue, Bradford, West Yorkshire, BD2 1FP

- FOUR BEDROOM SEMI-DETACHED FAMILY HOME BUILT IN 2021
- MODERN DINING KITCHEN
- GROUND FLOOR WC
- THREE PIECE FAMILY BATHROOM
- COUNCIL TAX BAND D
- ACCOMMODATION OVER THREE FLOORS
- LIVING ROOM WITH PATIO DOORS LEADING TO THE REAR GARDEN
- BEDROOM 1 WITH ENSUITE SHOWER ROOM
- REAR LAWN GARDEN & CAR CHARGING POINT
- EPC RATING GRADE B

Offers In Excess Of £240,000

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Nestled in the desirable area of Poplars Park Avenue, Bradford, this modern semi-detached family home offers a perfect blend of comfort and contemporary living. Built in 2021, the property boasts a spacious layout spread over three floors, making it an ideal choice for families seeking both space and style.

Upon entering, you are welcomed into a bright and airy modern dining kitchen. This wonderful part of the family home is well-equipped, providing a delightful space for family meals and gatherings.

The living room, features patio doors that seamlessly connect the indoor space to the rear garden, creating an inviting atmosphere for relaxation and entertaining. Additionally, the ground floor benefits from a convenient WC, enhancing the practicality of the home.

The first floor hosts two bedrooms, and a well-appointed three-piece family bathroom serves the remaining bedrooms, catering to the needs of the household. To the second floor are bedrooms 1 and 2. Bedroom 1 is complemented by an ensuite shower room, ensuring privacy and comfort.

Outside, the property features a rear lawn garden, perfect for children to play or for hosting summer barbecues. With parking available for two vehicles, and a car charging point, convenience is at the forefront of this home.

This property falls within Council Tax Band D and boasts an impressive EPC rating of Grade B, reflecting its energy efficiency. With its modern design and family-friendly features, this four-bedroom semi-detached house is a wonderful opportunity for those looking to settle in a vibrant community in Bradford.

Don't forget to check out the 360 Virtual Tour and the Key Facts Buyers report available on this listing. Book your viewing today and start the journey of making this property your new home.



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GROUND FLOOR

Living Room
14'8" x 11'8"

Kitchen Diner
13'7" x 11'6"

Ground Floor WC

FIRST FLOOR

Bedroom 3
14'7" x 8'9"

Bedroom 4
9'5" x 8'0"

Family Bathroom
6'10" x 6'3"

SECOND FLOOR

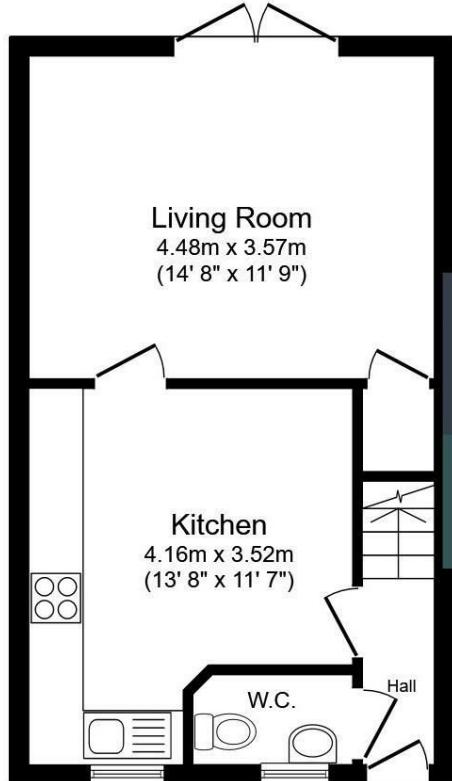
Bedroom 1
14'9" x 9'1"

Ensuite Shower Room
8'0" x 5'5"

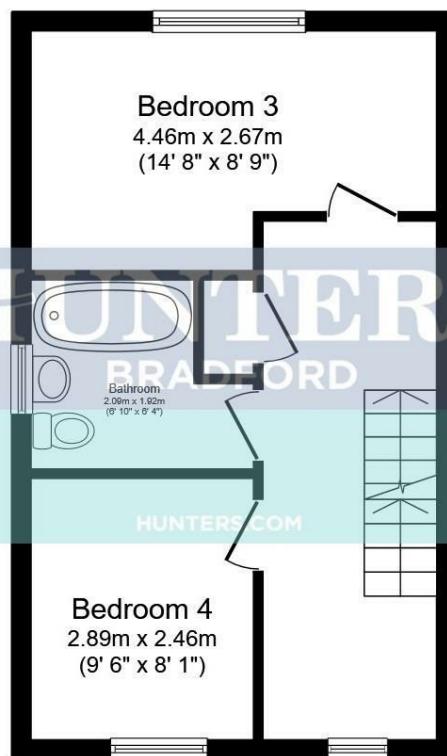
Bedroom 2
14'9" x 10'2"

EXTERNAL

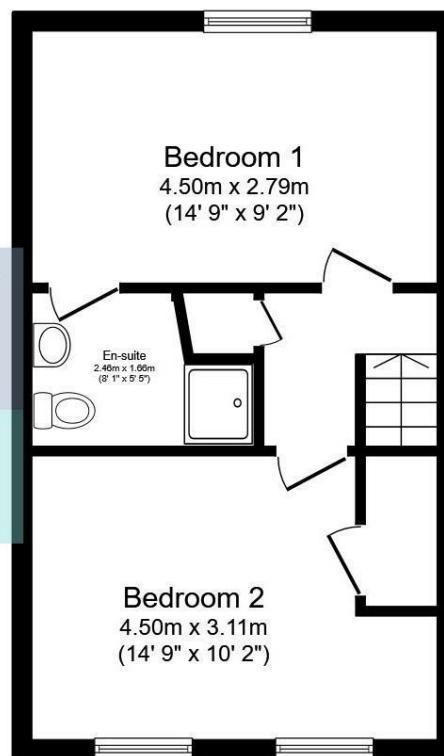
Rear Garden
Driveway



Ground Floor



First Floor



Second Floor

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

Viewings

Please contact 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.