



## Hunsworth Lane, East Bierley, Bradford, West Yorkshire, BD4 6PU

- EXTENDED SEMI DETACHED PROPERTY
- EN-SUITE TO PRIMARY BEDROOM
- GARDEN BACKING ON TO FIELDS WITH VIEWS
- DETACHED GARAGE AND AMPLE DRIVE
- EPC RATING D - COUNCIL TAX BAND C
- MODERN KITCHEN DINER
- PATIO DOORS TO GARDEN
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- NO ONWARD CHAIN

**Open To Offers £285,000**

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Hunters are thrilled to present this remarkable semi-detached house for sale.

Well-maintained and in good condition, this property truly merges comfort and style. Radiating a warm, welcoming vibe, the property offers a sleek modern kitchen, extended living areas and substantial space for family living. The sellers are open to offers and invite them.

The property unfolds over an engaging layout that consists of three bedrooms, two bathrooms, one reception room and a kitchen diner. The master bedroom is spacious, providing a double bed and a chic en-suite bathroom. The kitchen is tastefully designed with an integrated dining space and is equipped with patio doors that lead directly to the lush garden. Entertaining guests is made effortless with the complimentary separate reception room, adorned with a charming fireplace to create that perfect homey atmosphere.

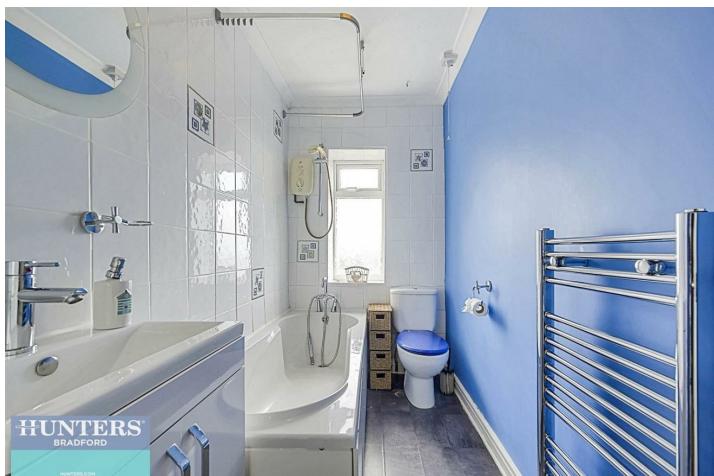
What distinguishes this property further is its multitude of unique features – it is graced with a marvellous garden showcased by the kitchen patio doors, ample parking space, and a single detached garage that provides additional storage space.

Located in a sought-after area, the property is in close proximity to public transport links, local amenities, schools, green spaces, and nearby parks. With its picturesque views and easy access to both walking and cycling routes, it makes this house an ideal buy for first-time buyers and families alike. Exceptional, extended, and exclusively yours – seize this golden opportunity now!

**EPC RATING D - Council Tax Band C**



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## GROUND FLOOR

Lounge  
13'0" x 10'0"

Kitchen Diner  
25'6" x 13'0"

## FLOOR TWO

Bedroom One  
15'1" x 12'5"

En-Suite

## Bedroom Two

13'0" x 10'2"

Bedroom Three  
8'8" x 8'1"

Family Bathroom



Total floor area: 89.1 sq.m. (960 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

### Viewings

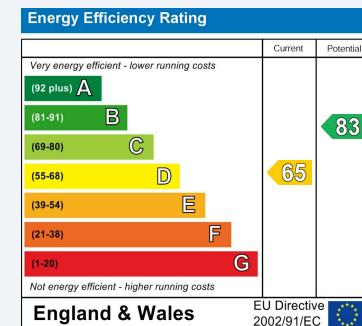
Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.