



HUNTERS®

Sales ▪ Lettings ▪ Management

Fetlock Drive, Bradford, West Yorkshire, BD2 3FH

- DETACHED PROPERTY
- DETACHED GARAGE AND DRIVE
- DOWN STAIRS W/C AND EN-SUITE
- MODERN FIXTURES AND FITTINGS
- CLOSE ACCESS TO LEEDS

- FOUR BEDROOMS
- CCTV & WIFI-CONNECTED DVR
- NHBC WARRANTY -2032
- SOUGHT AFTER LOCATION ON NEW BUILD ESTATE
- EPC RATING B - COUNCIL TAX BAND D

Offers In The Region Of £315,000

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Presenting an immaculate four-bedroom detached house for sale, situated in a sought-after location renowned for its excellent public transport links, reputable nearby schools, and convenient local amenities. This exceptional residence offers the perfect blend of modern comfort and practical living, appealing to first-time buyers, families, and investors alike.

Upon entry, you are greeted by a hallway leading to a downstairs w/c and a separate reception room, providing an inviting environment for relaxing or entertaining guests. The well-appointed kitchen, complete with dedicated dining space, is ideal for family meals and social gatherings, perfectly enhancing the everyday living experience. Patio doors give access to the rear garden.

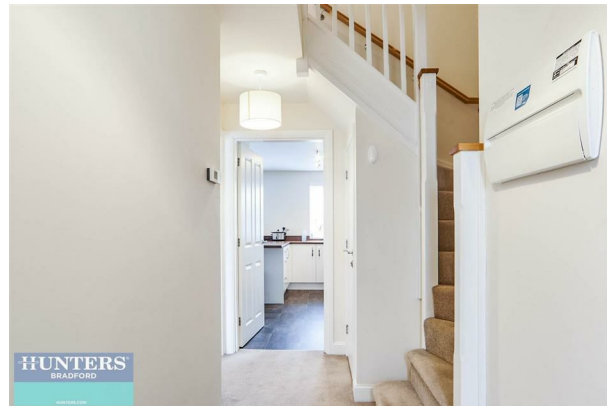
Upstairs, the property features four spacious bedrooms, with the principal bedroom benefitting from a luxurious en-suite bathroom for added privacy, air-conditioning and fitted wardrobes. A further generous double bedroom ensures versatile accommodation for family or guests.

Three contemporary bathrooms serve the home, combining comfort and functionality. Externally, the property provides ample parking and features a single garage, offering secure storage and convenience for motorists. The exterior of the property also benefits from 4K CCTV to the front, rear and side.

The enviable location places you within easy reach of the Leeds Outer Ring Road, local schools and public transport, making commuting and daily life exceptionally convenient. With its immaculate condition and array of desirable features, this detached house is a superb opportunity for discerning buyers.

Early viewing is highly recommended to appreciate all that this exceptional home has to offer.

EPC RATING B - COUCIL TAX BAND D





GROUND FLOOR

Hallway

Living Room
15'2" x 10'8"

Kitchen Diner
17'11" x 11'2"

W/C

FIRST FLOOR

Bedroom One
11'7" x 9'1"

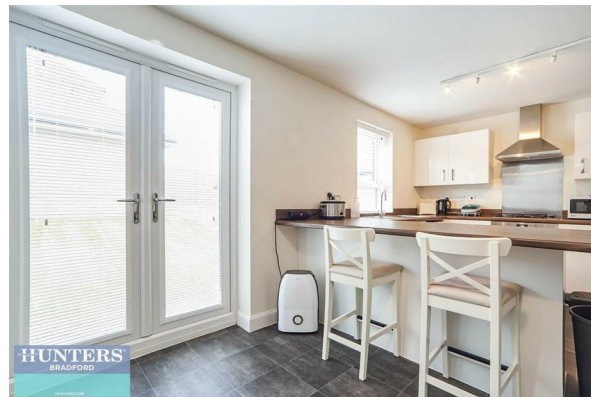
Ensuite
6'10" x 5'10"

Bedroom Two
9'8" x 9'4"

Bedroom Three
8'5" x 7'1"

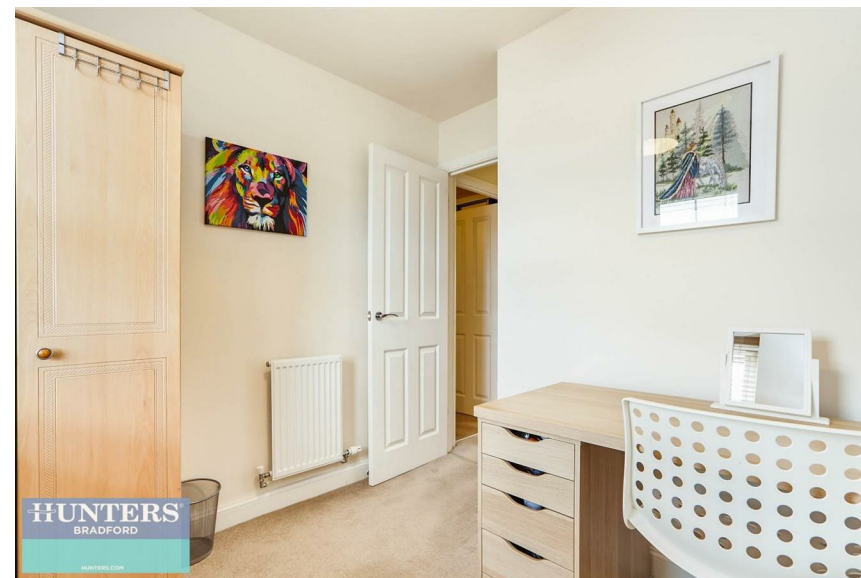
Bedroom Four
8'2" x 6'7"

Family Bathroom
8'6" x 5'4"

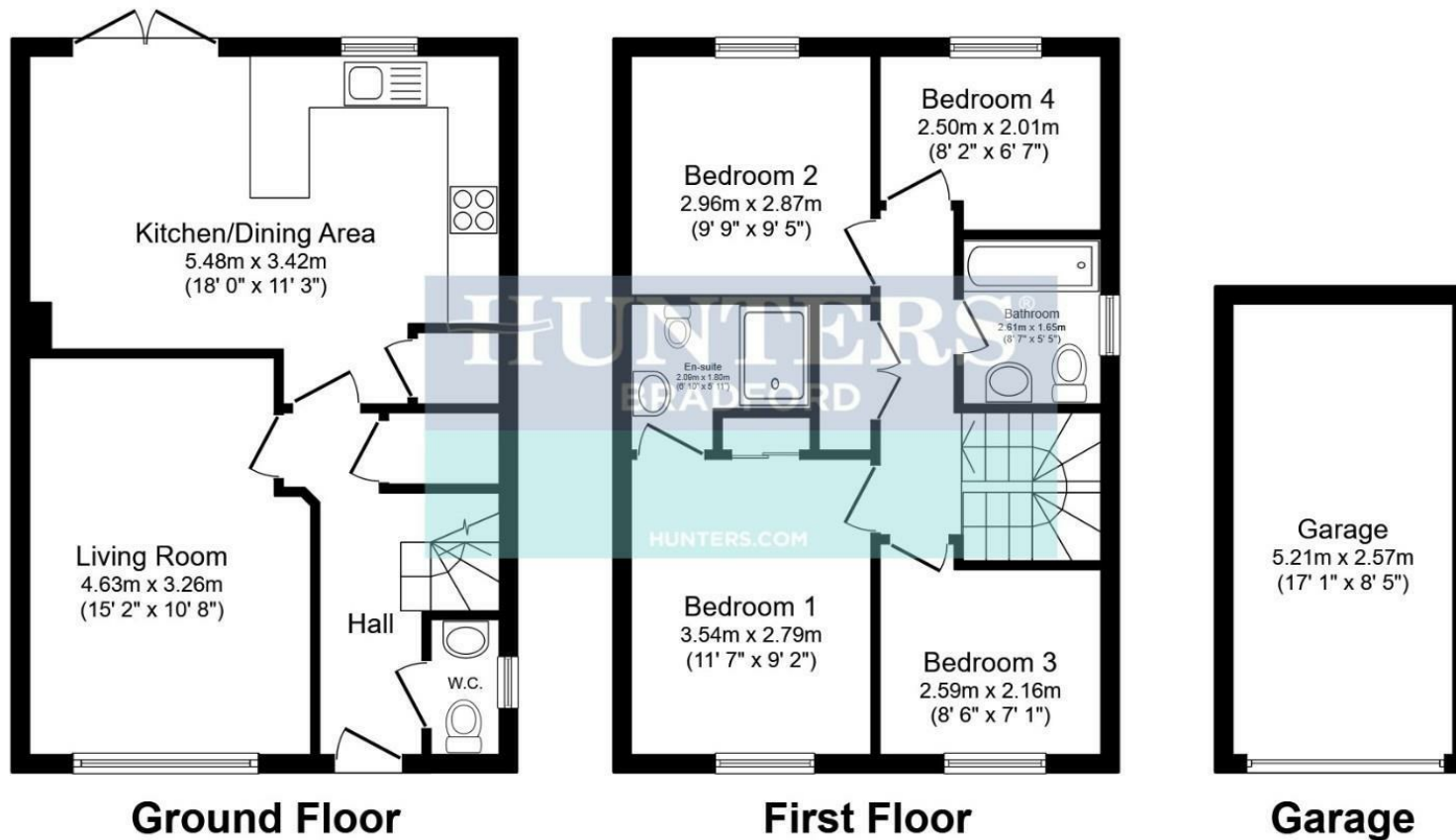




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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. 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.

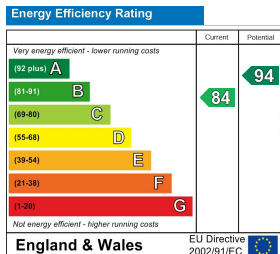






Total floor area 102.8 sq.m. (1,107 sq.ft.) approx

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



Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bradford -
01274 393955 <http://www.hunters.com>



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