



**HUNTERS®**

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**Farlea Drive, Eccleshill, Bradford, West Yorkshire, BD2 3RJ**

- 3 BEDROOM SEMI-DETACHED FAMILY HOME
- OPEN-PLAN LIVING/DINING AREA PERFECT FOR ENTERTAINING
- THREE WELL-PROPORTIONED BEDROOMS
- TIERED REAR GARDEN WITH PATIO AND LAWN
- CHARMING STONE-BUILT EXTERIOR

- INVITING BAY-FRONTED LIVING ROOM
- MODERN FITTED KITCHEN WITH AMPLE STORAGE
- STYLISH FAMILY BATHROOM WITH SHOWER OVER BATH
- OFF-ROAD PARKING VIA A DRIVEWAY AND GARAGE
- COUNCIL TAX BAND C - EPC RATING C

**Offers In The Region Of £240,000**

# Farlea Drive, Eccleshill, Bradford, West Yorkshire, BD2 3RJ

This charming three-bedroom semi-detached property offers an exceptional blend of comfortable family living and modern amenities, all set within a delightful stone-built exterior.

Upon entering, you are greeted by a welcoming ambiance that flows into the spacious bay-fronted living room, a perfect space for relaxation. An elegant archway leads to the adjoining dining room, ideal for family meals and entertaining, with double doors opening directly onto the private rear patio – perfect for al-fresco dining and enjoying the garden.

The contemporary kitchen boasts a range of sleek fitted cabinets, integrated appliances, and generous counter space, making meal preparation a joy. Upstairs, the property features three generously sized bedrooms, each offering ample space and natural light. The family bathroom is tastefully appointed with a modern three-piece suite, providing a serene retreat.

Externally, the property truly shines with a beautifully landscaped, multi-tiered rear garden featuring a patio area, steps down to a lush lawn, and mature planting, creating a peaceful outdoor haven.

The front of the house benefits from a well-maintained garden and a substantial patterned driveway offering ample off-road parking and a garage.

This home is an ideal choice for families seeking a well-located, ready-to-move-into property.

EPC RATING C - COUNCIL TAX BAND C





## GROUND FLOOR

### Kitchen

9'11" x 9'0"

### Dining Room

10'6" x 9'0"

### Living Room

17'8" x 13'8"

## FIRST FLOOR

### Bedroom 1

15'6" x 10'2"

### Bedroom 2

11'3" x 10'2"

### Bedroom 3

7'10" x 6'4"

## EXTERNAL

### Front Garden

### Rear Garden

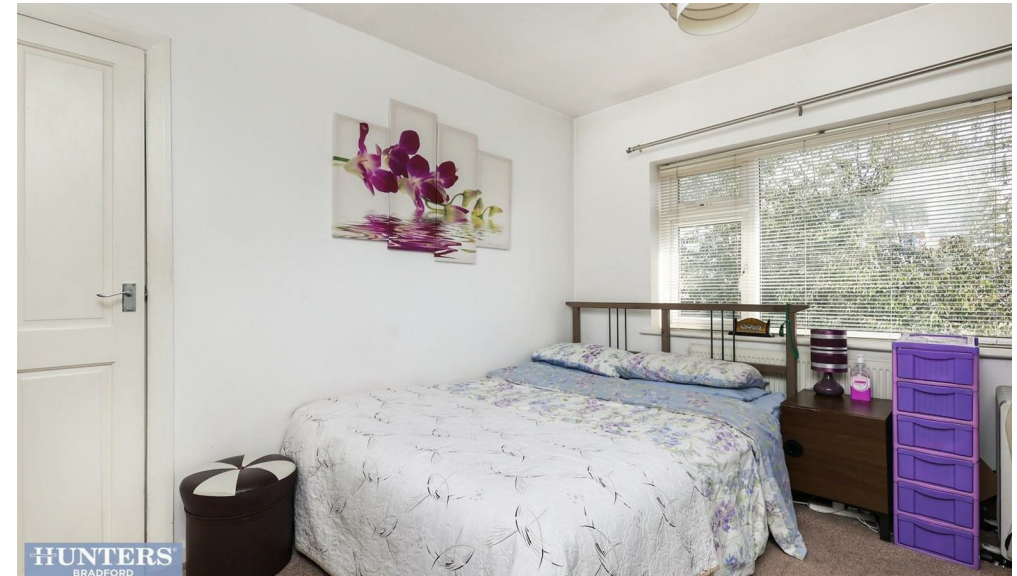
### Driveway

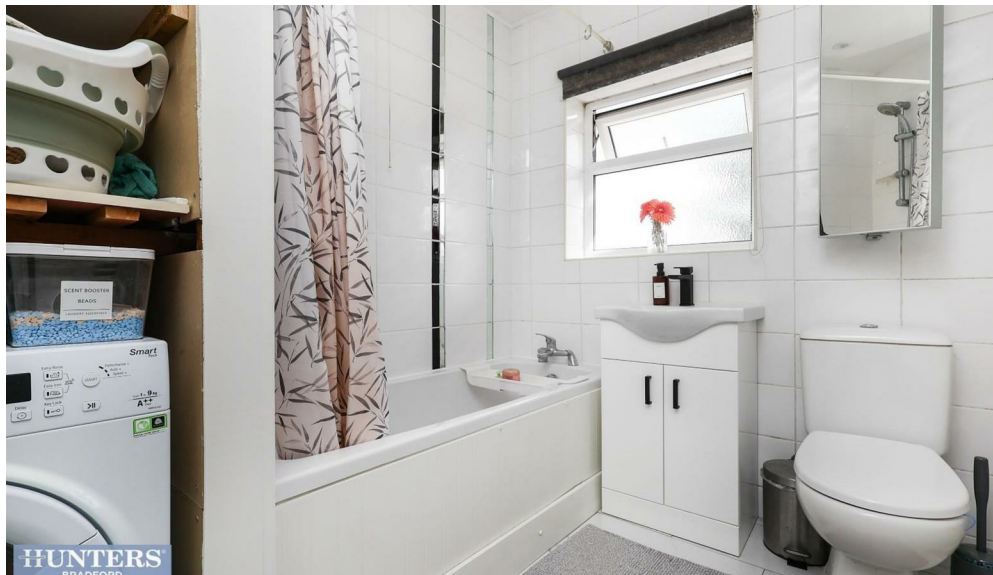
### Garage



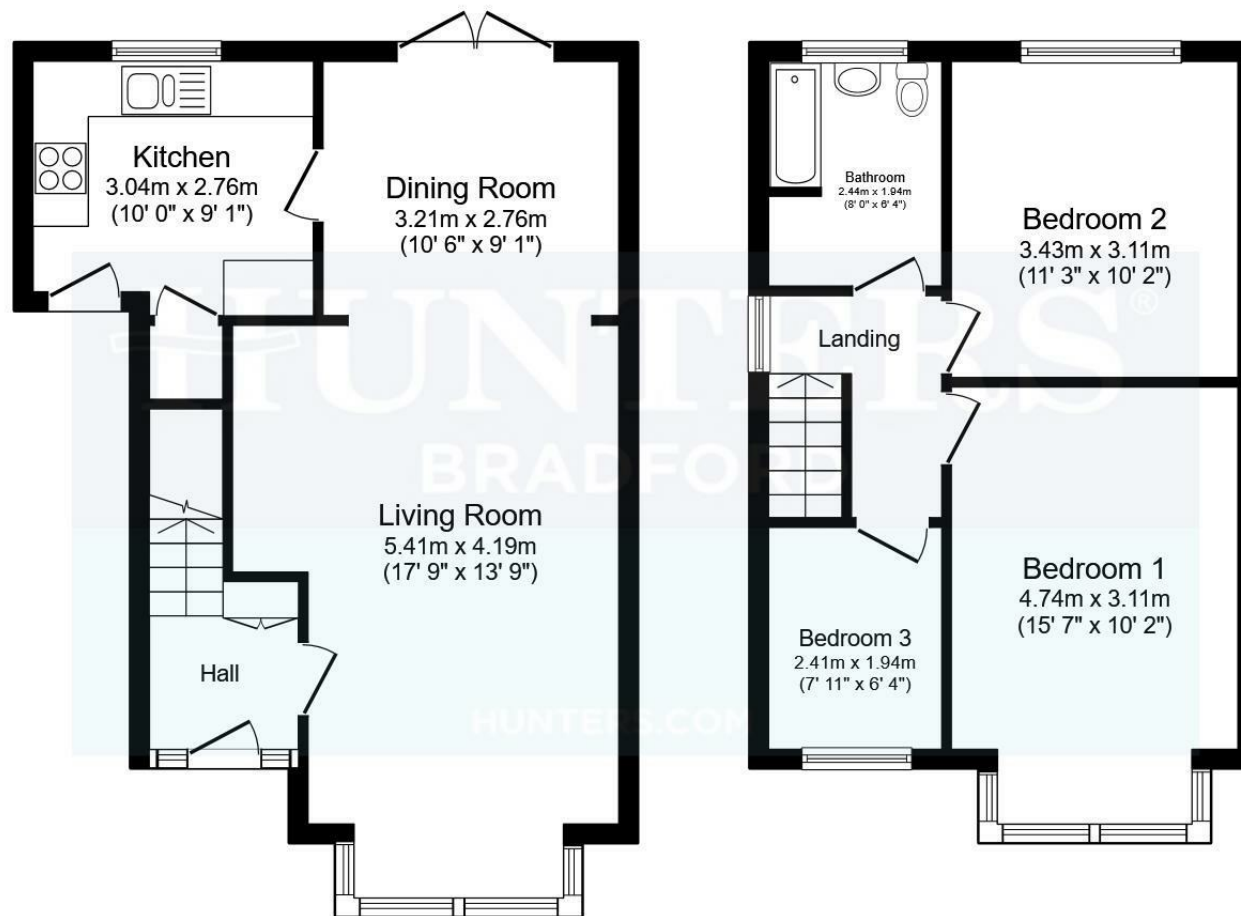


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Ground Floor

First 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 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)

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

### Viewing Arrangements

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



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