



**HUNTERS**<sup>®</sup>  
BRADFORD

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Sales ▪ Lettings ▪ Management

Hopefield Way, Bradford, West Yorkshire, BD5 8AA

- THREE BEDROOM SEMI DETACHED HOUSE
- SINGLE GARAGE WITH ELECTRIC SHUTTERS
- RECENTLY COMPLETED FAMILY SHOWER ROOM
- FRONT AND REAR GARDEN
- CLOSE TO LOCAL AMENITIES

- GATED DRIVE FOR OFF STREET PARKING
- RECENTLY FITTED MODERN KITCHEN
- CONSERVATORY
- NO ONWARD CHAIN
- COUNCIL TAX BAND C - EPC GRADE D

Offers In Excess Of £190,000

# Hopefield Way, Bradford, West Yorkshire, BD5 8AA

Presenting this neutrally decorated three-bedroom semi-detached house, offered for sale and ideally suited to first-time buyers, families, or investors. Situated within a highly desirable area with excellent public transport links, nearby schools, and a wealth of local amenities, this property combines comfort, convenience, and practicality.

Internally, the home features a bright and spacious double reception room, providing a welcoming environment for relaxation and entertaining. The property comprises a recently refitted modern kitchen and a stylish shower room, both finished to a high standard. Accommodation includes two generous double bedrooms—one featuring built-in wardrobes for ample storage—along with a comfortable single bedroom, perfectly suited for children or use as a home office.

To the rear, a conservatory provides flexible additional living space with views across the enclosed garden, offering the perfect retreat for family gatherings or peaceful enjoyment. Externally, the property boasts a gated drive providing secure off-road parking, as well as an electric shutter garage, which offers further parking or valuable storage. The enclosed rear garden is ideal for children, outdoor dining, or gardening enthusiasts.

Convenient ramped entry to the house ensures accessibility, making this home suitable for a variety of needs. With its combination of sought-after features such as parking, garden space, and a single garage, this property represents an excellent opportunity within a vibrant and well-connected community. Early viewing is highly recommended to fully appreciate all this remarkable home has to offer.

COUNCIL TAX BAND C - EPC GRADE D







## GROUND FLOOR

### Entrance Hallway

### Livingroom

10'8" x 14'9"

### Kitchen

13'11" x 10'2"

### Conservatory

11'6" x 8'5"



## FIRST FLOOR

### Bedroom One

13'9" x 8'11"

### Bedroom Two

7'8" x 10'2"

### Bedroom Three

5'9" x 6'10"

### Shower Room

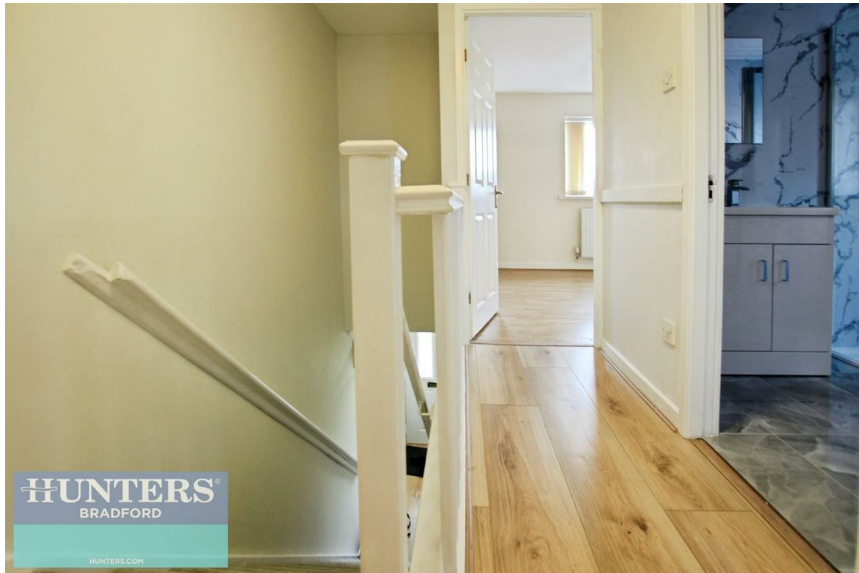
7'6" x 5'5"





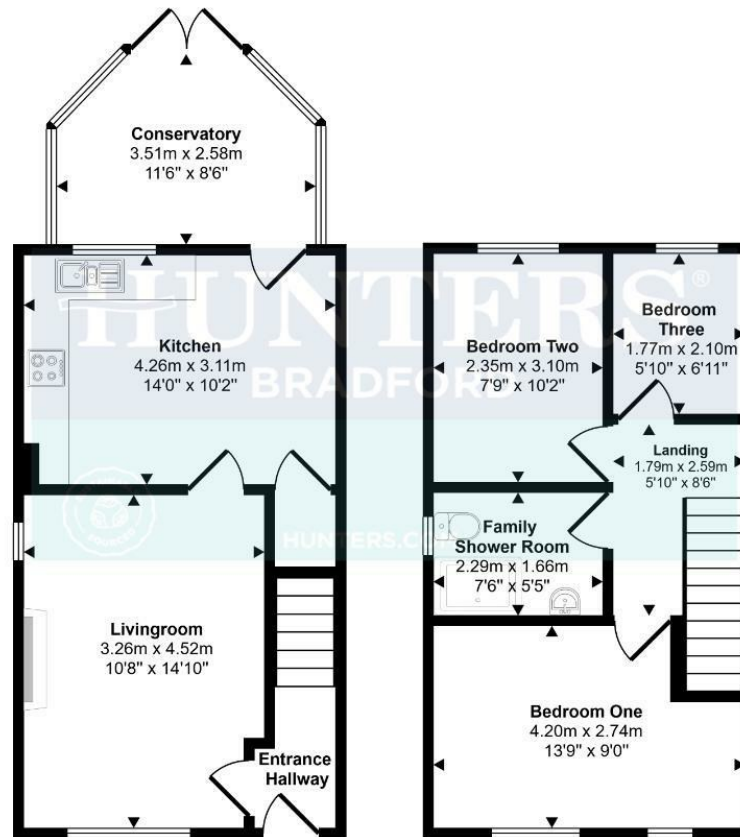
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these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











Ground Floor

First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>85</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>62</b>               |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| 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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