



**HUNTERS®**

Sales • Lettings • Management

Chippendale Rise, Bradford, West Yorkshire, BD8 0NB

Offers In The Region Of £300,000

- WELL PRESENTED DETACHED PROPERTY
- UTILITY ROOM
- BREAKFAST KITCHEN
- DRIVEWAY & GARAGE PARKING
- COUNCIL TAX BAND D

- TWO RECEPTION ROOMS
- GROUND FLOOR SHOWER ROOM
- BEDROOMS WITH FITTED WARDROBES
- FRONT AND REAR GARDENS
- EPC RATING GRADE D

# Chippendale Rise, Bradford, West Yorkshire, BD8 0NB

Nestled in the charming area of Chippendale Rise, Bradford, this delightful detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

From the moment you stand outside, you get a feel for this family home, enter through the porch in to the hallway, there are stairs to the first floor, along the hallway there are doors to access both reception rooms, shower room, utility room and the kitchen. The layout provides a welcoming feel of relaxation and a great space for entertaining guests.

To the first floor are three well presented bedrooms with fitted bedroom furniture, two overlooking the rear garden area. The bathroom is a three piece. The house in all boasts two bathrooms, ensuring convenience for all occupants. This thoughtful design caters to the needs of busy households, allowing for a seamless morning routine.

The property is set in a tranquil neighbourhood, making it an excellent choice for those who appreciate a peaceful environment while still being close to local amenities. Externally there is a driveway for many vehicles, a garage, with well presented front and rear gardens.

Chippendale Rise is known for its community and accessibility to nearby parks, schools, and shops, making it a desirable location for families and professionals alike. This home presents a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after area of Bradford. Whether you are looking to settle down or invest, this property is certainly worth considering.







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.



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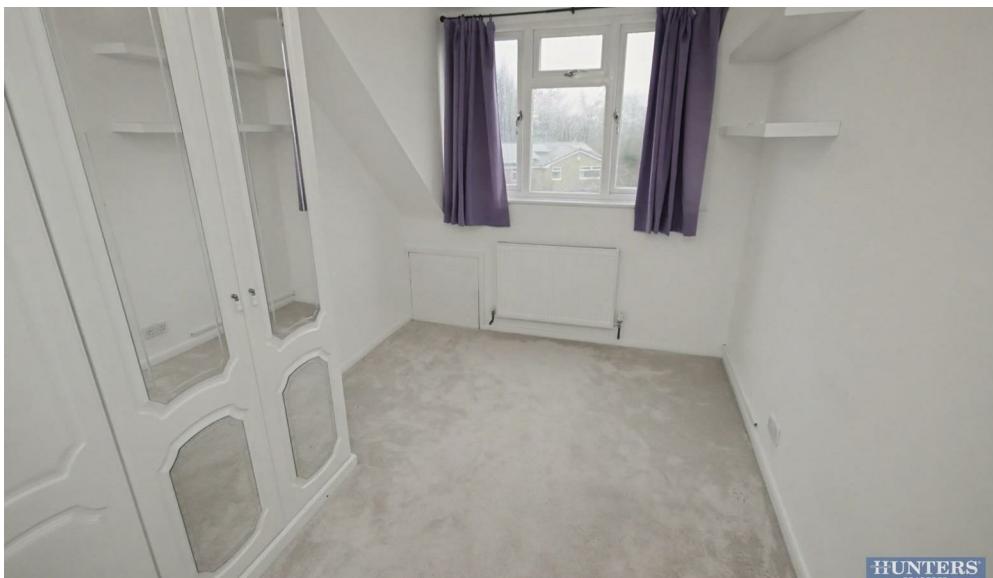




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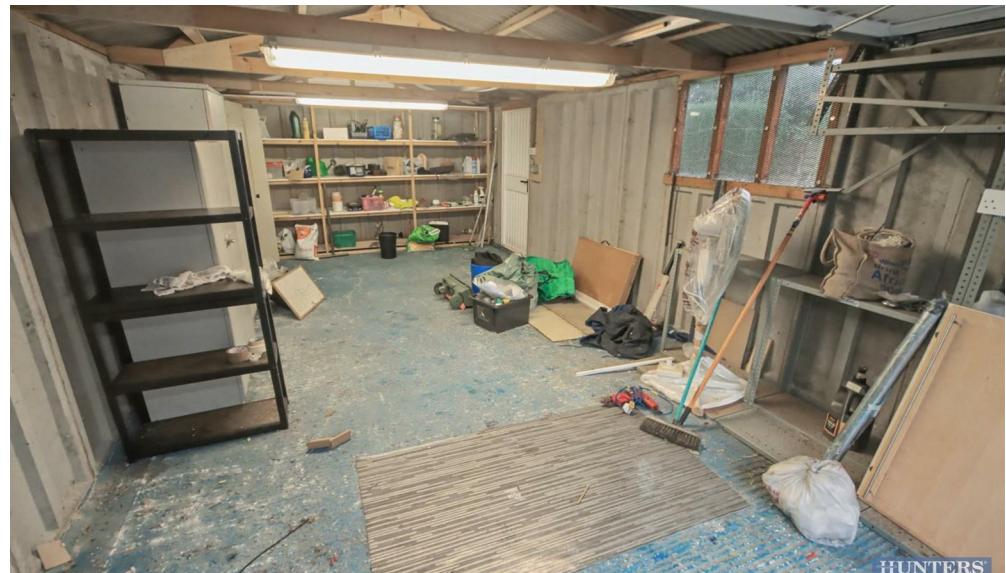
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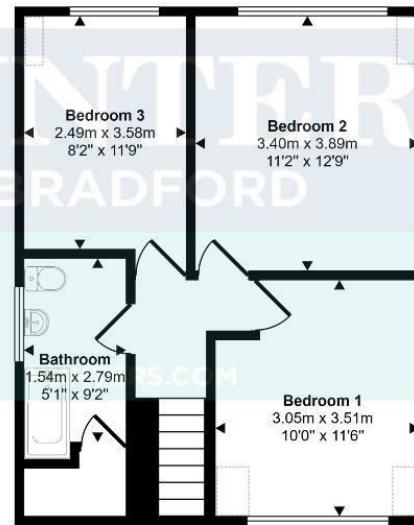


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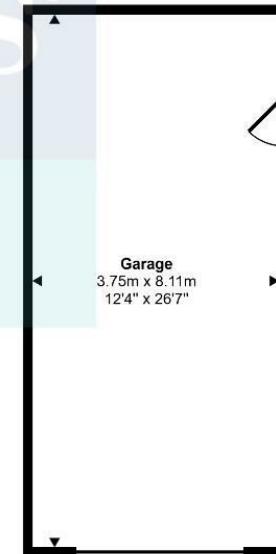




Ground Floor



First Floor



Garage

Denotes head height below 1.5m

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) A		
(81-91) B		
(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	

## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Bradford -

01274 393955 <https://www.hunters.com>