



**The Stratton Harrogate Road, Bradford BD2 3HP**

**welcome to**

**The Stratton Harrogate Road, Bradford**

The Stratton - a magnificent 1061 sq ft three-storey home located in the well-served Community of Eccleshill near Bradford. With plenty of indoor and outdoor space plus generous storage throughout, this lovely three-bedroom home.





## Specification

The Stratton benefits from a superior finish together with energy-efficient heating to help keep running costs low. A sleek, modern kitchen features coordinated worktops and matching upstands, soft close doors and integrated electric oven, gas hob and extractor hood.

Elegant Twyford sanitaryware and Porcelanosa wall tiles have created a fresh, contemporary feel within the bathroom, en suite and cloakroom. With a high-quality specification throughout, this property would make a perfect home in which to put down roots.

For more information, please see the full list of specifications.

## Buying Options

The Stratton is available to buy through the Shared Ownership scheme. Before committing to buy a Shared Ownership property, we recommend you take independent legal and financial advice.

## Entrance Hall

### Living Room

12' 9" x 11' 7" ( 3.89m x 3.53m )

### Kitchen Diner

14' 8" x 8' 11" ( 4.47m x 2.72m )

### Wc

### First Floor Landing

### Bedroom Two

8' 9" x 14' 9" ( 2.67m x 4.50m )

### Bedroom Three

9' 1" x 9' 5" ( 2.77m x 2.87m )

### Bathroom

6' 8" x 8' 1" ( 2.03m x 2.46m )

### Lobby

6' 4" x 5' 9" ( 1.93m x 1.75m )

### Second Floor Bedroom One

13' x 14' 9" ( 3.96m x 4.50m )

### En-Suite

5' 5" x 7' 9" ( 1.65m x 2.36m )

### Garden & Parking



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## The Stratton Harrogate Road, Bradford

- Shared Ownership displayed at 45% = £115,647\*
- Full market value £256,995
- High-quality specification
- Fitted flooring specification
- \*Based on a 45% share of the full market value

Tenure: Freehold EPC Rating: Exempt

shared ownership

**£115,647**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SHP110305 - 0003

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