



**Highfield Gardens, Bradford BD9 6LY**



*welcome to*

## **Highfield Gardens, Bradford**

Location, Location, Location - situated in a highly regarded cul-de-sac is this four bedroom detached family home offering versatile and spacious accommodation throughout. Driveway parking with double garage and lawned garden to the front and rear. uPVC DG & GCH. Energy Rating: D.



Location, Location, Location - situated in a highly regarded cul-de-sac is this four bedroom detached family home offering versatile and spacious accommodation throughout. Handy for local shops, bus routes, schools and commuters for Bradford / Leeds / Halifax. Internally comprising: entrance hall, 17ft living room, 18ft kitchen with dining room, conservatory, ground floor study / bedroom 4 and a two piece W.C. The first floor has three bedrooms with a coloured three piece suite. Driveway parking with a double garage and lawned garden to the front and rear. uPVC double glazing & gas central heating throughout. Energy Rating: D.

### **Entrance Hall**

### **Living Room**

17' 8" x 12' 10" ( 5.38m x 3.91m )

### **Study / Bedroom Four**

10' 2" x 8' 8" ( 3.10m x 2.64m )

### **Kitchen**

18' 3" x 9' 9" ( 5.56m x 2.97m )

### **Dining Room**

11' 11" x 9' 11" ( 3.63m x 3.02m )

### **Conservatory**

12' 3" x 10' 11" ( 3.73m x 3.33m )

### **First Floor Landing**

### **Bedroom One**

13' 7" x 12' 6" ( 4.14m x 3.81m )

### **Bedroom Two**

14' 3" x 9' 10" ( 4.34m x 3.00m )

### **Bedroom Three**

8' 11" x 6' 7" ( 2.72m x 2.01m )

### **Bathroom**

### **Exterior**



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## **Highfield Gardens, Bradford**

- Ideal for the growing family
- Spacious & versatile accommodation
- Cul-de-sac position
- Generous room sizes
- Driveway parking & double garage

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in the region of

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SHP109383 - 0011

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