



**Highfield Gardens, Bradford BD9 6LY**

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**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.



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

## 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

**£339,500**



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