

# HUNTERS®

## EXCLUSIVE

**Acacia House Acacia Park Drive, Bradford, BD10 0PL**  
**Offers In The Region Of £1,100,000**  
**Property Images**





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### Property Images





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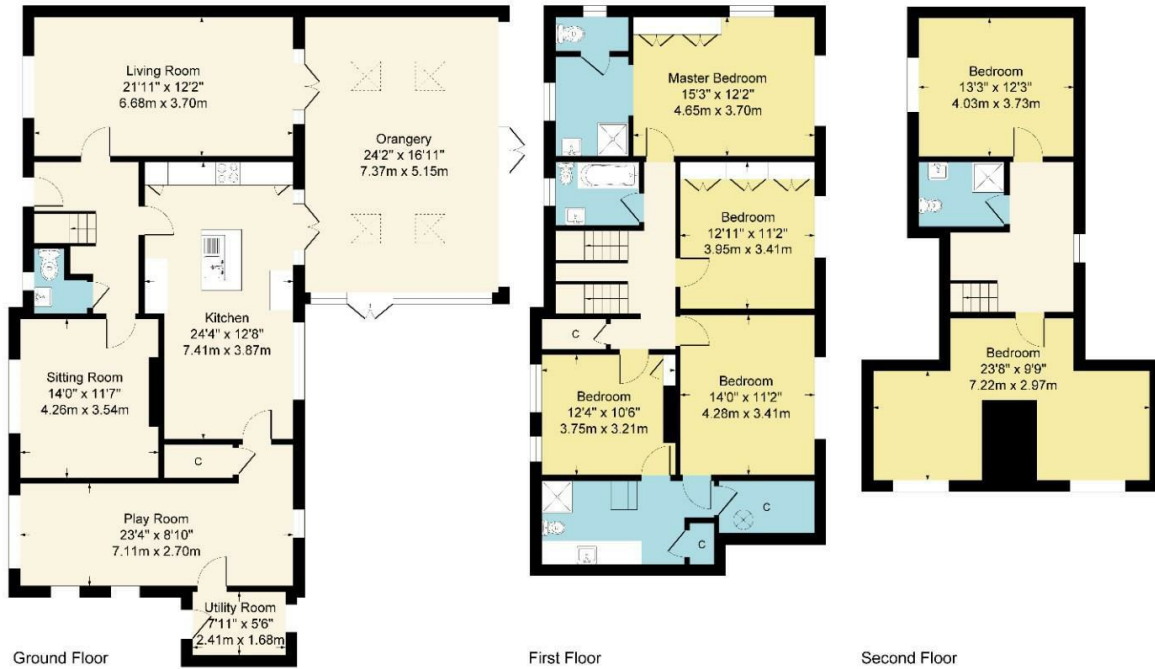
### Property Images



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Approximate Gross Internal Area  
3245 sq ft - 302 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards.

### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>66</b>
(39-54) <b>E</b>	<b>42</b>		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### Map



### Details

Type: House - Detached Beds: 6 Bathrooms: 4 Receptions: 3  
Tenure: Freehold

Welcome to Acacia House, where grandeur meets tranquility in a delightful blend of space and style.

This stunning detached family home, boasting an impressive six to seven bedrooms, is a true gem tucked away in a serene corner of its own. Situated in a charming semi-rural setting, yet conveniently close to local amenities and schools, Acacia House offers the best of both worlds.

As you step inside, you're greeted by a sense of elegance and space. The ground floor features a welcoming entrance hall leading to four reception rooms, including a spacious living room, a cozy sitting room, a versatile playroom, and a bright orangery – providing ample space for both relaxation and entertainment.

The heart of the home lies in the well-appointed fitted kitchen, perfect for culinary adventures, while a convenient utility room adds practicality to daily chores.

Ascending to the first floor, the master bedroom reigns supreme with its ensuite shower room, offering a private sanctuary for rest and rejuvenation. Three additional double bedrooms, two of which enjoy access to a convenient "Jack & Jill" ensuite, provide luxurious accommodations for family and guests. A stylish house bathroom completes this level with flair.

Venturing up to the second floor reveals two further double bedrooms and a shower room, offering versatile spaces that adapt to your family's evolving needs.

Outside, the enchanting gardens are a true highlight of Acacia House. Double gates open to reveal a spacious driveway and carport, providing ample parking for multiple vehicles. The expansive grounds, extending to approximately 0.45 acres, offer a delightful blend of manicured lawns, lush planting, and a tranquil pond, creating a serene oasis for outdoor enjoyment and relaxation. Privacy abounds, allowing you to unwind in peace amidst nature's embrace.

With its generous proportions, stunning gardens, and enviable location, Acacia House is sure to appeal to a variety of discerning buyers seeking a unique blend of comfort, convenience, and countryside charm. Early viewing is highly recommended to fully appreciate the sheer beauty and potential of this remarkable family home. Schedule your viewing today and make Acacia House your own sanctuary of serenity.

## Features

• SUBSTANTIAL FAMILY HOME • SOUGHT AFTER  
LOCATION • GENEROUS GARDENS / GROUNDS • DOUBLE  
CARPORT • HUNTERS 360 TOUR • CLOSE TO TRAIN  
STATION • CLOSE TO BRONTE HOUSE / WOODHOUSE GROVE  
SCHOOLS • OVER THREE FLOORS • CHARMING FEATURES  
THROUGHOUT