

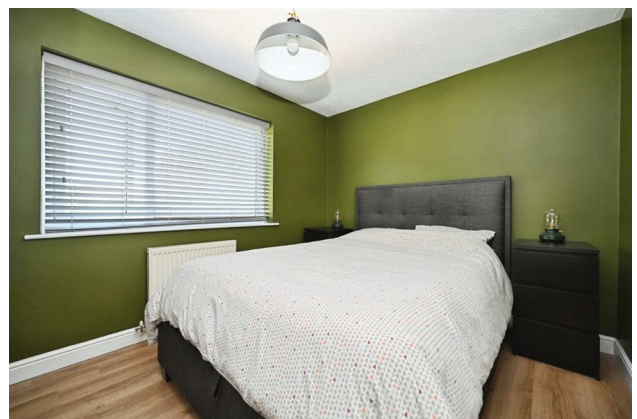
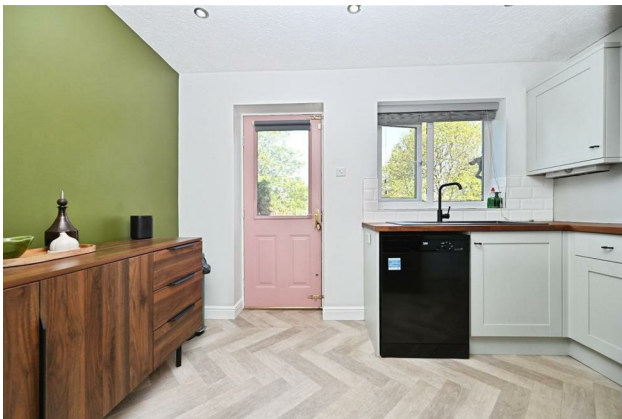
# HUNTERS®

HERE TO GET *you* THERE

**2 Alanby Drive, Bradford, BD10 9JF**

**Asking Price £180,000**

**Property Images**





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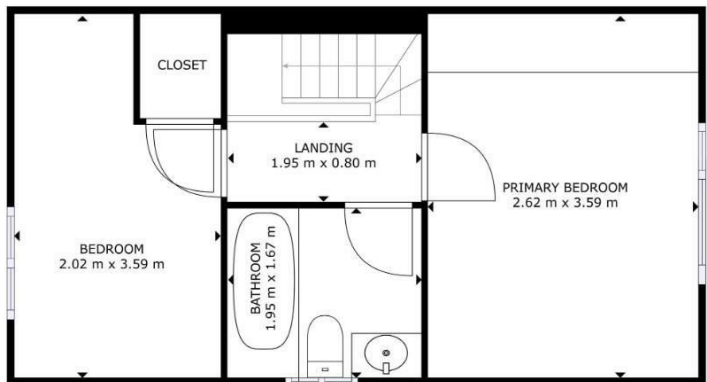
## Property Images



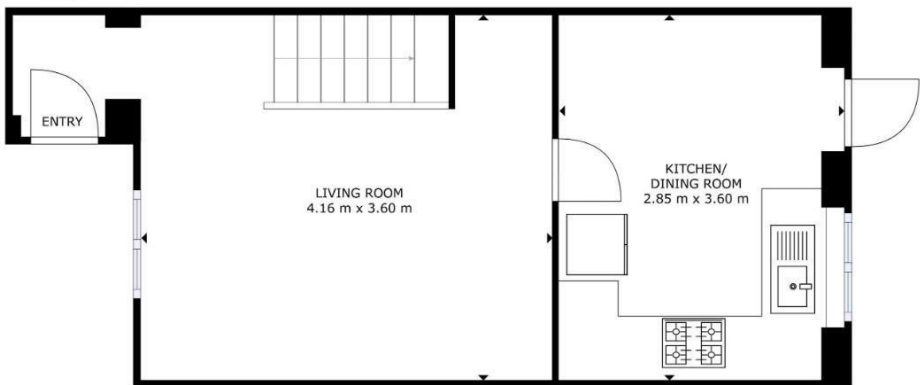
# HUNTERS<sup>®</sup>

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Property Images



FLOOR 2




FLOOR 1

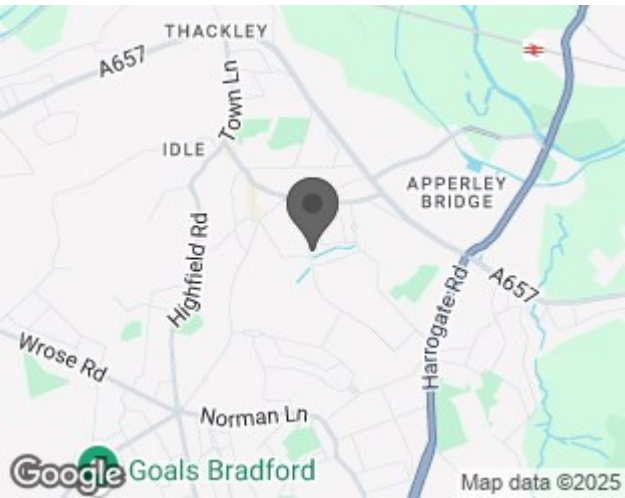
GROSS INTERNAL AREA  
FLOOR 1: 26 sq. ft, FLOOR 2: 24 sq. ft  
TOTAL: 50 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

## Map



## Details

Type: House - Semi-Detached Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

This well-presented semi-detached home offers two generously sized bedrooms and a range of appealing features, ideal for first-time buyers. Situated in a pleasant residential area, the property includes a detached pitched-roof garage with a utility featuring mains water, waste and power, a private rear garden that is not overlooked, and a driveway with gated access.

Upon entering through the uPVC front porch, you are welcomed into a vestibule with luxury vinyl flooring and a central heating radiator. The lounge, located at the front of the property, features a uPVC double-glazed window, central heating radiator and staircase with recessed under-stairs storage.

The spacious kitchen diner is newly fitted with an induction hob with extractor and a built-in electric oven. There is space for a tall fridge freezer and plumbing for a washing machine or dishwasher. A granite sink with mixer tap sits below a rear-facing window, and a rear door leads to the garden.

Upstairs, the landing provides access to a boarded loft with light, power, and a wooden drop-down ladder. The master bedroom features a rear-facing window and luxury vinyl flooring.

The second bedroom includes a front-facing window and storage cupboard.

The newly fitted bathroom featuring a rainfall shower, low profile toilet and generous under sink storage as well as ceramic floor tiles an electric mirror with light, a frosted window to the rear, extractor fan, and radiator.

Externally, the front garden is laid to lawn with a driveway leading to the detached garage.

The rear garden is low-maintenance with a flagged patio, hot and cold water tap, newly fitted decking and steps and an open aspect onto a grassy space, offering a high degree of privacy.

## Features

- IDEAL FIRST TIME BUYER HOME • GARAGE AND DRIVEWAY WITH UTILITY SPACE BEYOND • PRIVATE GARDEN WITH PLEASANT OUTLOOK • CLOSE TO SCHOOLS AND TRAIN STATION • HUNTERS 3D TOUR • SMARTLY PRESENTED