

# HUNTERS®

HERE TO GET *you* THERE

**3 Holy Well Drive, Bradford, BD10 0AW**

**Asking Price £165,000**

**Property Images**





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## Property Images



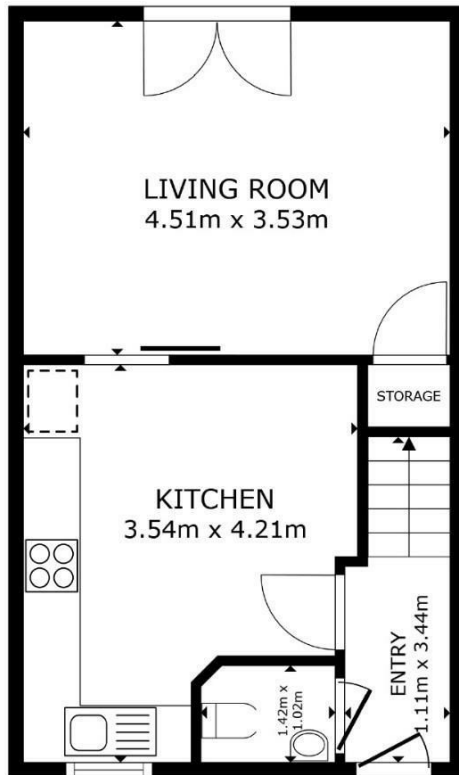
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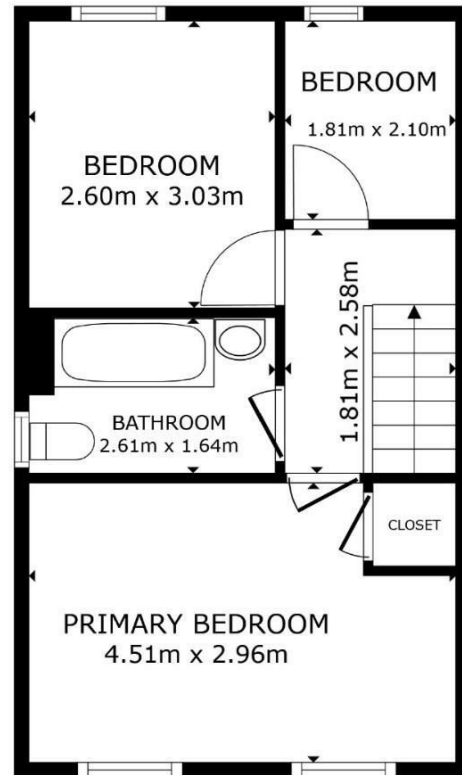
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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 35.4 m<sup>2</sup> FLOOR 2 35.4 m<sup>2</sup>  
TOTAL : 70.7 m<sup>2</sup>  
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>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	
(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: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

Presented to the market with no onward chain, this beautifully maintained three-bedroom semi-detached home offers modern living in a convenient and sought-after location, close to reputable schools, local amenities, and transport links.

Upon entering the property, you are greeted by a welcoming entrance hallway leading to a guest WC and a contemporary breakfast kitchen, fitted with a range of modern units and ample space for dining. To the rear, the spacious lounge provides a comfortable setting for family living, featuring a walk-in storage cupboard and French doors that open out to a delightful decked terrace, perfect for outdoor entertaining, with a well-kept lawned garden beyond.

Upstairs, the first-floor accommodation comprises three well-proportioned bedrooms and a modern family bathroom fitted with a white suite. Each bedroom benefits from good natural light, offering flexibility for family, guest, or home office use.

Externally, the property features a small front garden and a gated driveway to the side, providing secure off-street parking. A standout feature of this property is the fully alarmed large workshop/summer house, a truly versatile space ideal for use as a home office, gym, hobby room, or guest accommodation, depending on individual needs.

For added peace of mind, the property benefits from CCTV and security shutters, enhancing both comfort and security.

This modern and well-presented home offers excellent value and practicality for families or professionals alike. With its appealing layout, outdoor space, and versatile outbuilding, this property is sure to attract strong interest. Early viewing is highly recommended to fully appreciate all it has to offer.

## Features

- SUPERBLY PRESENTED • LARGE WORKSHOP / SUMMER HOUSE • NO ONWARD CHAIN • IDEAL FIRST TIME BUYER HOME • GUEST WC • CCTV, ALARM AND SECURITY SHUTTERS • CLOSE TO SCHOOLS AND AMENITIES • BREAKFAST KITCHEN • HUNTERS 360 TOUR • BOARDED LOFT