

# HUNTERS®

HERE TO GET *you* THERE

**Pinelands Acacia Park Terrace, Bradford, BD10 0PS**

**Asking Price £675,000**

Property Images



# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images



# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

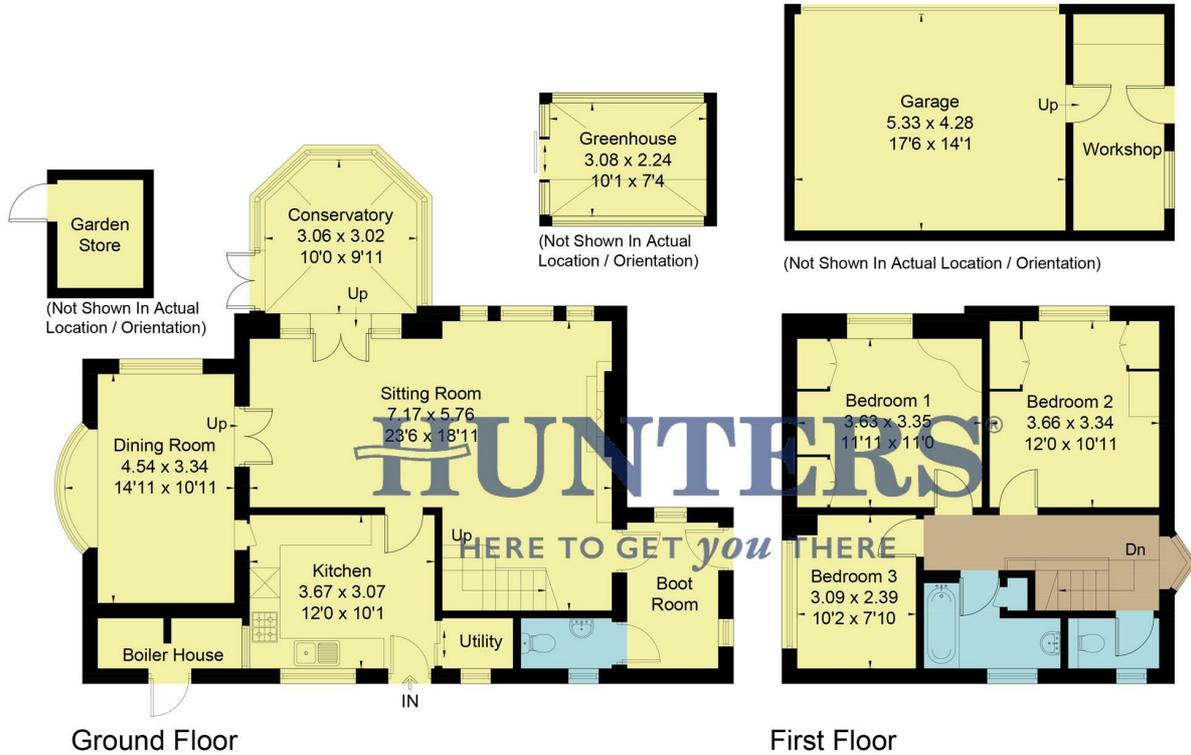
## Property Images



# HUNTERS®

HERE TO GET *you* THERE

Approximate Floor Area = 130.1 sq m / 1400 sq ft  
 Outbuilding = 42 sq m / 452 sq ft  
 Total = 172.1 sq m / 1852 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #103145

## 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>			70
(55-68) <b>D</b>			
(39-54) <b>E</b>		49	
(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: 3 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

Nestled in the picturesque Cragg Wood Conservation area, this charming detached house on Acacia Park Terrace in Bradford offers a delightful blend of rural tranquillity and modern convenience. With panoramic views that stretch across the surrounding landscape, this property is perfect for those seeking a serene lifestyle while remaining close to essential amenities.

The house boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The three well-proportioned bedrooms ensure that there is plenty of room for family or guests, while the two bathrooms add a touch of convenience to daily living.

One of the standout features of this property is its potential for extension, subject to planning permission, allowing you to tailor the home to your specific needs and desires. The location is particularly advantageous, with reputable schools and a train station just a short distance away, making it ideal for families and commuters alike.

Whether you are looking to settle down in a peaceful environment or seeking a property with the potential for growth, this house in Acacia Park Terrace is a wonderful opportunity not to be missed. Embrace the charm of rural living while enjoying the benefits of nearby urban facilities.

## Features

- Location, Location, Location
- Detached double garage
- Scope to extend - subject to planning
- Detached house on large plot
- Panoramic rural views
- Located in Cragg Wood
- Close to schools
- Near train station
- Viewing recommended