HUNTERS®

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# The Oval

## Bradford, BD8 0AU

## Offers In The Region Of £220,000

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This three-bedroom semi-detached house is offered **for sale** in a sought-after residential area of Bradford, well placed for families, first time buyers and investors. The property provides a separate reception room, a kitchen with dining space, three bedrooms (two doubles and one single) and a bathroom, together with a garage, parking and both front and rear gardens. There is also an enclosed communal grass area to the front and back, adding further outdoor space.

The location offers convenient access to local amenities, including shops, cafés and everyday services in the surrounding BD8 area and Bradford city centre, which is a short drive or bus journey away. Nearby green spaces and local parks provide options for walking, play areas and general recreation.

There are several schools in the wider area, making this an appealing option for families seeking access to primary and secondary education within reach of home.

Public transport links are available via local bus services connecting into Bradford city centre, where Bradford Interchange and Bradford Forster Square railway stations offer services towards Leeds, Manchester and

CELLAR

Cellar Room One 7'2" x 9'0" (2.20 x 2.76)

Cellar Room Two 4'4" x 9'5" (1.33 x 2.88)

Cellar Room Three 7'5" x 6'8" (2.27 x 2.05)

GROUND FLOOR

Hallway 7'0" x 14'4" (2.14 x 4.37)

Livingroom 12'0" x 11'1" (3.66 x 3.39)

Kitchen - Diner 19'7" x 12'1" (5.98 x 3.70)

FIRST FLOOR

Bedroom One 10'11" x 10'7" (3.35 x 3.23)

Bedroom Two

Bedroom Three 6'11" x 8'4" (2.11 x 2.55)

Shower Room 6'11" x 8'0" (2.11 x 2.44)

## Area Map

## Floor Plans

## Energy Efficiency Graph

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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