



17 The Hudson, Wyke, Bradford, BD12 8HZ

£305,000

- Detached 3-Bedroom Home
- South-East Facing Garden
- Landscaped Garden
- Two Versatile Reception Rooms
- Modernised Interior Features
- Ideal Location
- Modern Open-Plan Kitchen/Diner
- Driveway Parking
- Spacious House Bathroom

17 The Hudson, Bradford BD12 8HZ

3-Bedroom Detached Home with Versatile Living Spaces and Landscaped Garden

This well-presented detached home offers three spacious bedrooms, two reception rooms, a beautifully landscaped south-east facing garden and a driveway. The ground floor features a bright lounge, open-plan kitchen/diner with modern appliances, a flexible second reception, and a convenient downstairs WC. Upstairs includes three generous bedrooms and a stylish family bathroom.

Located close to Hipperholme, Bradford, Halifax, and Brighouse, with excellent transport links, this property is perfect for families and professionals alike.



Council Tax Band: D



Detached 3-Bedroom Family Home with Versatile Living Spaces and South-East Facing Garden

Welcome to this charming and well-presented detached three-bedroom property, ideally located with excellent access to Hipperholme, Bradford, Halifax, and Brighouse. Offering spacious, flexible living across two floors, this home is perfect for families, professionals, or anyone looking for room to grow.

Ground Floor

The property is set back from the road with a well-maintained front garden and a private driveway for one vehicle. Upon entering, you're welcomed into a spacious porch hallway—ideal for coats and shoes—with stairs leading to the first floor.

To the right, a bright and inviting lounge enjoys views of the front garden. The room benefits from a modern electric fireplace, wall-mounted TV, and stylish flooring fitted just two years ago. Double doors lead through to the open-plan dining and kitchen area, creating a seamless flow perfect for entertaining. Clever under-stairs storage adds practicality to the space.

The kitchen is well-equipped with freestanding appliances including a washing machine, washer-dryer, and fridge-freezer, as well as fitted units, a built-in oven, and a gas hob. Two access points—French doors and a side door—lead into the private rear garden, making indoor-outdoor living easy.

The second reception located just off the Kitchen at the front of the house offers plenty of natural light and French door access to the front garden. This flexible space can be used as a home office, playroom, secondary lounge, or even a fourth bedroom. Just off the kitchen is a convenient downstairs WC with wash basin and a modern boiler (installed approximately 4.5 years ago), alongside a Crosswater system.

First Floor

Upstairs, the spacious landing leads to three generously-sized bedrooms. The first bedroom to the left overlooks the front of the property and provides ample space for

wardrobe storage, with loft access above (half-boarded for additional storage).

The second bedroom enjoys views over the rear garden and offers excellent potential for fitted wardrobes. The third bedroom, currently used as a home office, also provides inbuilt storage and a lovely front-facing outlook.

The modern family bathroom is well-appointed with a bath, overhead shower, toilet, and wash basin.

Outdoor Space

The beautifully landscaped, south-east facing rear garden is a standout feature—ideal for relaxing or entertaining. It includes a patio area, fish pond, and a solid outdoor building perfect for storing gardening tools and an additional freezer. These features were all added 4 years ago.

Location

Perfectly positioned for convenience, the home offers easy access to nearby towns including Hipperholme, Bradford, Halifax, and Brighouse, with schools, shops, and transport links all within close reach.

Agent Notes & Disclaimer

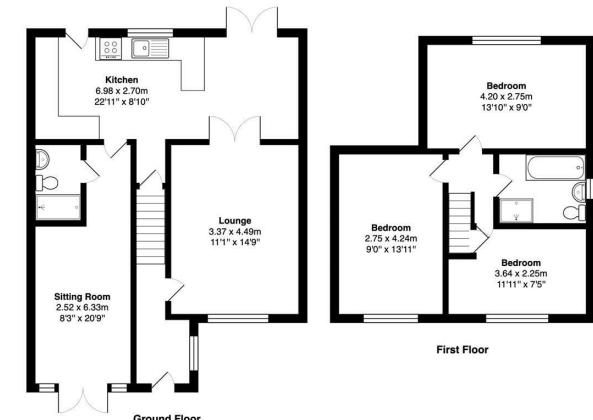
Agent Notes & Disclaimer.

The information provided on this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.







Total Area: 98.7 m² ... 1063 ft²
All measurements are approximate and for display purposes only

