

# Chapters



**14 HOPEFIELD WAY  
BRADFORD**

**£260,000  
FREEHOLD**

Located in the desirable area of Hopefield Way, Bradford, this charming four-bedroom detached house presents an excellent opportunity for those looking to create their dream home. While the property is in need of modernisation, it offers a fantastic canvas for renovation, allowing you to tailor the space to your personal taste and lifestyle. Upon entering, you will find two spacious reception rooms that provide ample space for both relaxation and entertaining. The property boasts three well-proportioned bedrooms, perfect for families or those seeking extra room for guests or a home office. The bathroom, while functional, offers the potential for a stylish upgrade to enhance your daily routine. One of the standout features of this home is the generous garden, which offers a wonderful outdoor space for children to play or simply for enjoying the fresh air. Additionally, the property benefits from off-road parking, ensuring convenience and ease for you and your visitors. Situated close to local amenities, you will find shops, schools, and parks within easy reach, making this location both practical and appealing. This property is not just a house; it is a place where you can envision creating lasting memories. With its potential and prime location, this home is a must-see for anyone looking to invest in a property with great promise.



• FOUR DOUBLE BEDROOMS • OFF ROAD PARKING • LARGE GARDEN • TWO RECEPTION ROOMS

## Entrance

Entering into a vestibule with double glazed window to the side of the property and door leading into the reception room.

## Living Room

16'8" x 12'0"

Large reception room with feature fire place, double glazed windows to the front of the property, stairs leading to the first floor landing, radiator and opening into the dining room.

## Second Reception Room

13'10" x 7'11"

Spacious reception room with double glazed window to the front and side of the property, built in storage cupboard and radiator.

## Dining Room

With double glazed french doors leading to the rear of the property and radiator.

## Kitchen

10'0" x 8'9"

Matching wall and base units, with integrated appliances such as fab oven, gas hob and overhead

extractor hood. Tiled splash backs, stainless steel sink with draining board, double glazed window to the rear of the property.

## First Floor Landing

The first floor landing has a loft access point, double glazed window to the side of the property, built in storage cupboard, radiator and doors leading to:

## Bedroom One

11'11" x 10'2"

Double bedroom with with double glazed window to the rear of the property, radiator and door to:

## En Suite

En Suite with cubicle shower, wash basin, WC, frosted double glazed window to the side of the property and extractor fan.

## Bedroom Two

10'2" x 9'4"

Double bedroom with double glazed window to the front of the property and radiator.



- SEPERATE DINING ROOM • CLOSE TO LOCAL SCHOOLS AND AMENITIES • GOOD TRANSPORT LINKS • DETACHED PROPERTY • IN NEED OF MODERNISATION

### **Bedroom Three**

9'8" x 6'11"

Double bedroom with double glazed window to the front of the property and radiator.

### **Bathroom**

7'1" x 6'11"

Three piece bathroom suite including bath with shower attachment, wash basin and WC. Frosted double glazed window to the rear of the property, built in storage cupboards, part tiled walls and radiator.

### **External**

To the front of the property there is a driveway for upto two cars and a lawned garden, to the rear of the property there is a large enclosed garden with a lawn an flagged patio seating area.



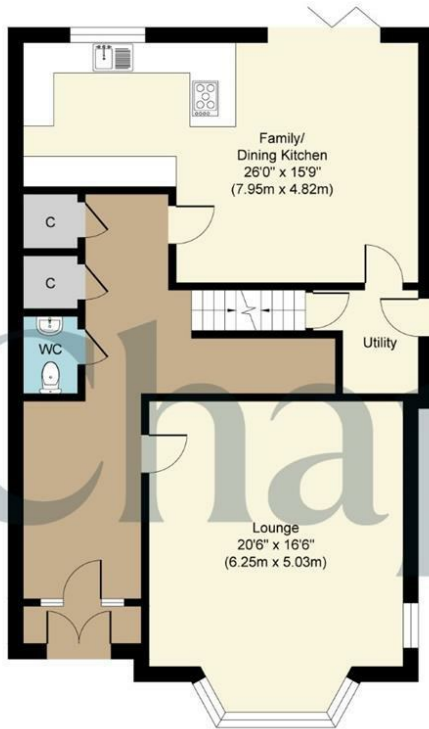




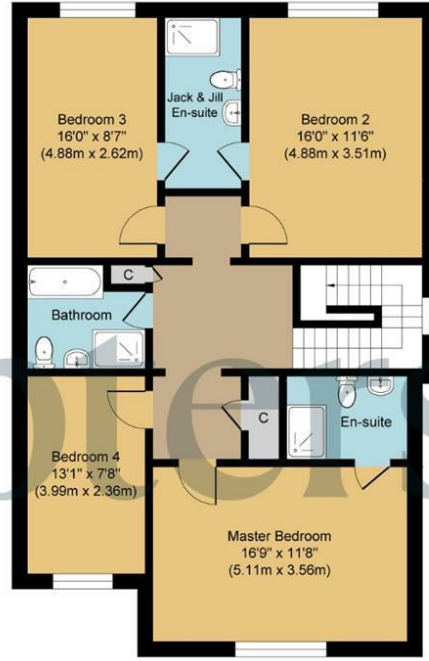
## Additional Information

Local Authority -  
Council Tax - Band C  
Viewings - By Appointment  
Only

Floor Area - sq ft  
Tenure - Freehold



**Ground Floor**  
Approximate Floor Area  
1032 sq. ft  
(95.87 sq. m)



**First Floor**  
Approximate Floor Area  
984 sq. ft  
(91.40 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Chapters  
40 Wharf Street  
Sowerby Bridge  
HX6 2AE

01422 652 317  
hello@chaptersgroup.co.uk  
<https://chaptersgroup.co.uk/>

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