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Sales ▪ Lettings ▪ Management

Delaware Court, Bradford, West Yorkshire, BD4 6EY

- DETACHED HOUSE WITH 4 BEDROOMS, IDEAL FOR FAMILY HOME
- KITCHEN/DINER WITH ACCESS TO THE REAR GARDEN
- UTILITY ROOM FOR PRACTICAL CONVENIENCE
- FRONT GARDEN WITH LAWN AND DRIVEWAY PARKING
- EPC RATING: C

- TWO RECEPTION ROOMS
- THREE BATHROOMS INCLUDING GROUND FLOOR WC AND EN-SUITE
- REAR GARDEN WITH MULTI-LEVEL DECKING AREAS AND POND FEATURE
- INTEGRATED GARAGE SUITABLE FOR STORAGE OR PARKING
- COUNCIL TAX BAND: E

Offers In The Region Of £320,000

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This four-bedroom detached property offers spacious accommodation, well-suited for a family home.

The exterior features a traditional brick facade, a front garden with a lawn and mature shrubs, and a driveway providing off-road parking, leading to an integrated garage.

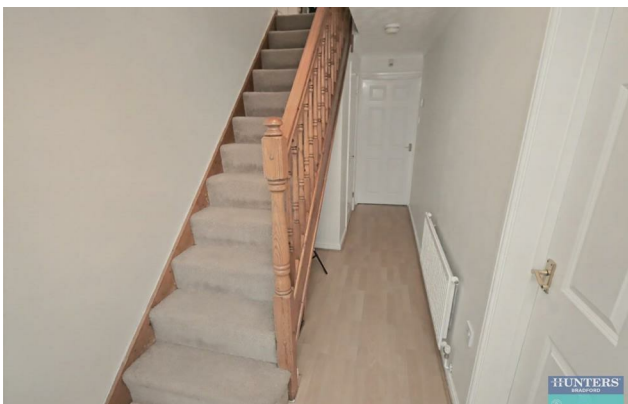
Upon entering, a welcoming hallway with wood-effect flooring and a staircase to the first floor is presented. The ground floor comprises two versatile reception rooms, both carpeted with light-toned walls, providing ample living space. One reception room benefits from a bay window and a decorative fireplace.

The kitchen/diner is fitted with cream-coloured units, wood-effect worktops, an integrated oven and hob, and tiled flooring. Double doors from the dining area open directly onto the rear garden. A separate utility room offers additional workspace with a sink and plumbing for appliances, with an external access door. A ground floor cloakroom with a pedestal basin and WC completes the lower level.

The first floor hosts four bedrooms, all carpeted and finished with light decor. The master bedroom features an accent wallpaper and benefits from an en-suite shower room, comprising a shower cubicle, pedestal basin, and WC.

The family bathroom serves the remaining bedrooms, equipped with a bath with shower over, pedestal basin, and WC, with tiled surrounds.

Externally, the rear garden is designed for outdoor enjoyment, featuring multi-level decking areas, planted sections, a small pond feature, and a wooden shed, all enclosed by timber fencing. The layout offers various zones for relaxation and outdoor activities.



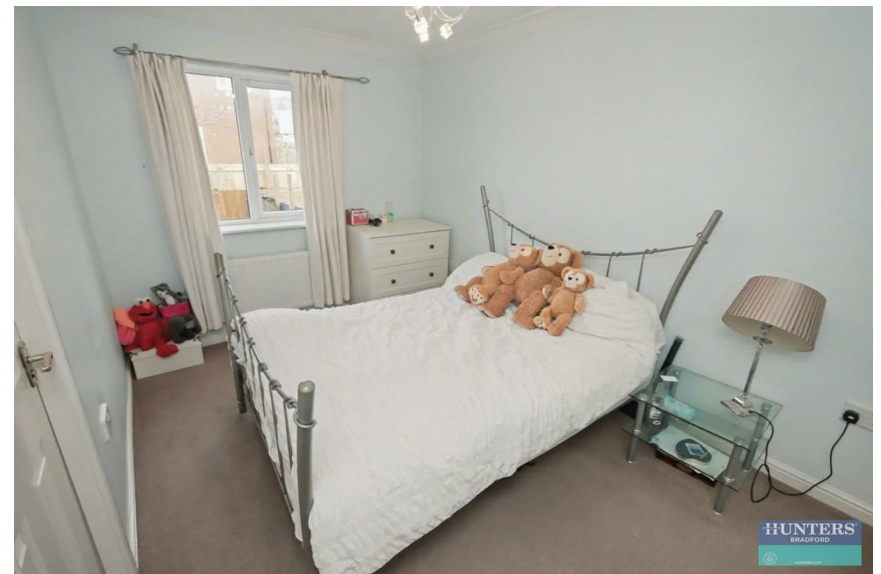
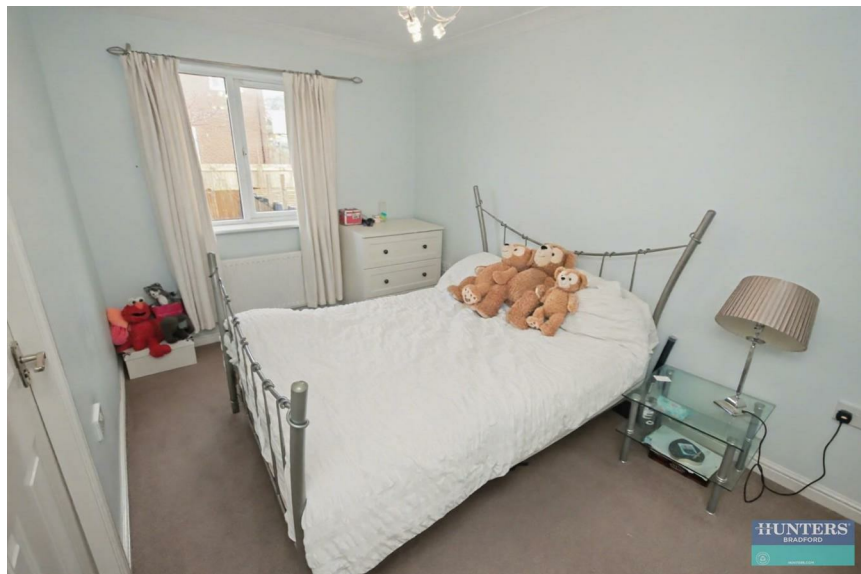


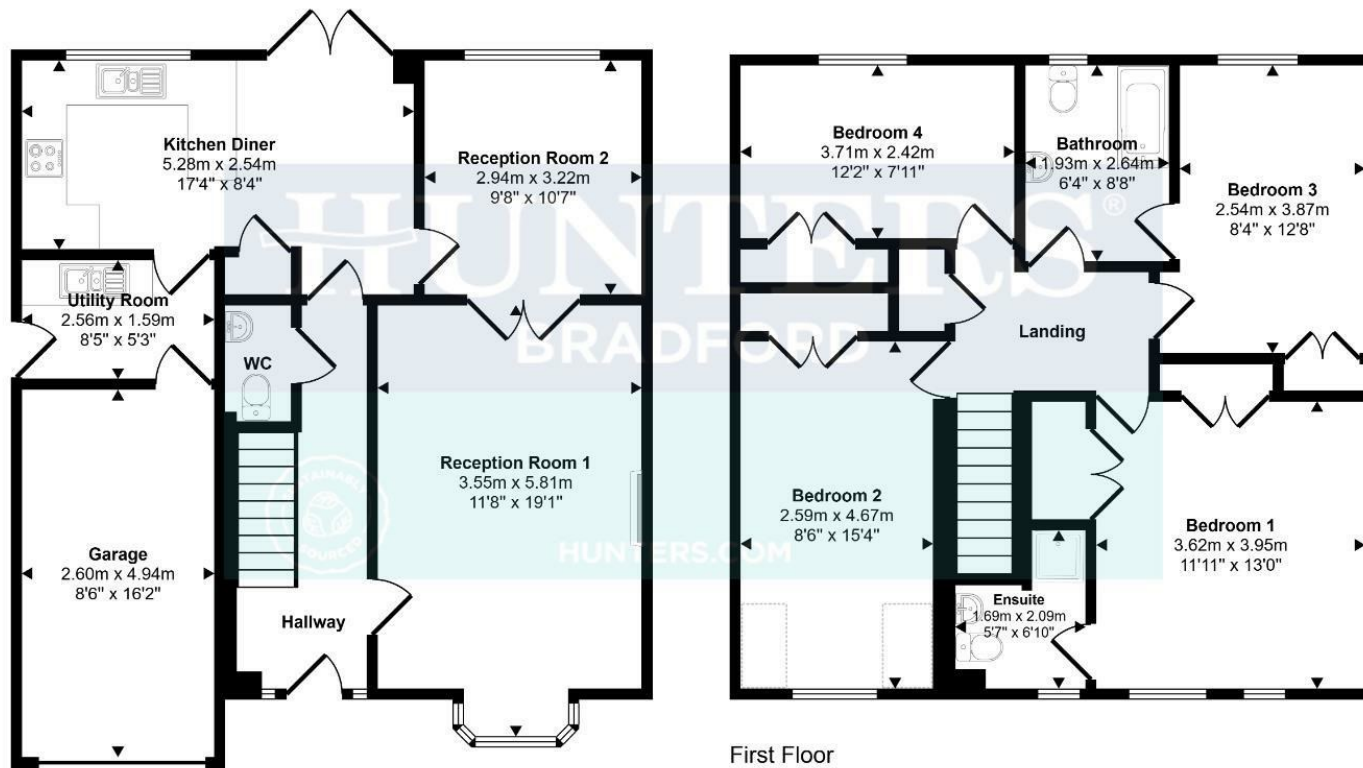


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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. 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.









Ground Floor

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bradford -
01274 393955 <https://www.hunters.com>

