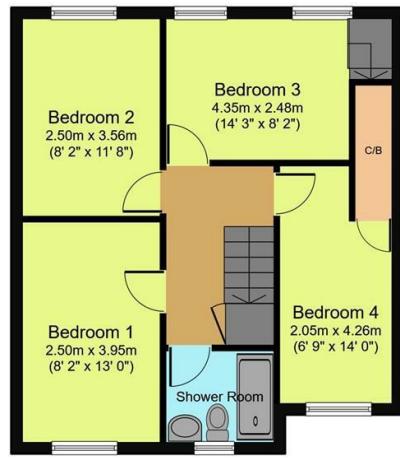
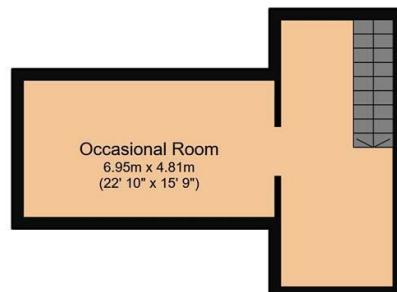


Ground Floor

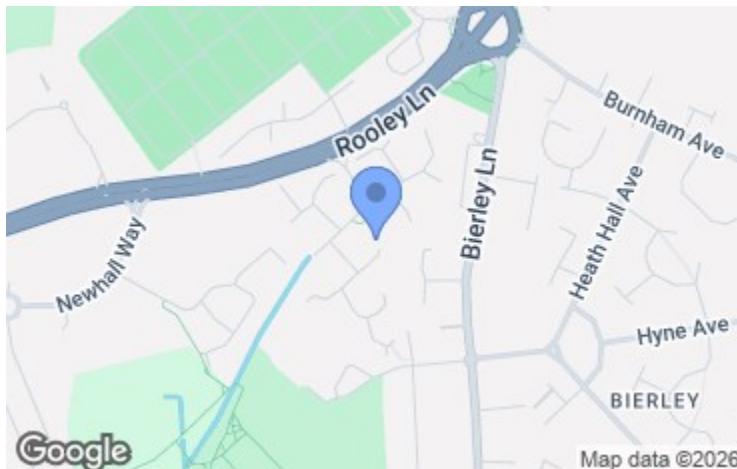
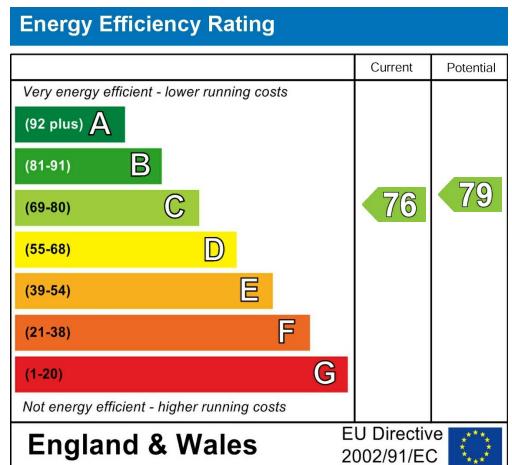


First Floor



Second Floor

Created using Vision Publisher™



#### Viewing arrangements

Strictly by appointment through WW Estates  
01274 693737  
wibsey@wwestateagents.com

#### Directions

See mapping.



**Hopefield Way, Bradford, BD5 8AA**  
**Offers In Excess Of £300,000**

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | wibsey@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



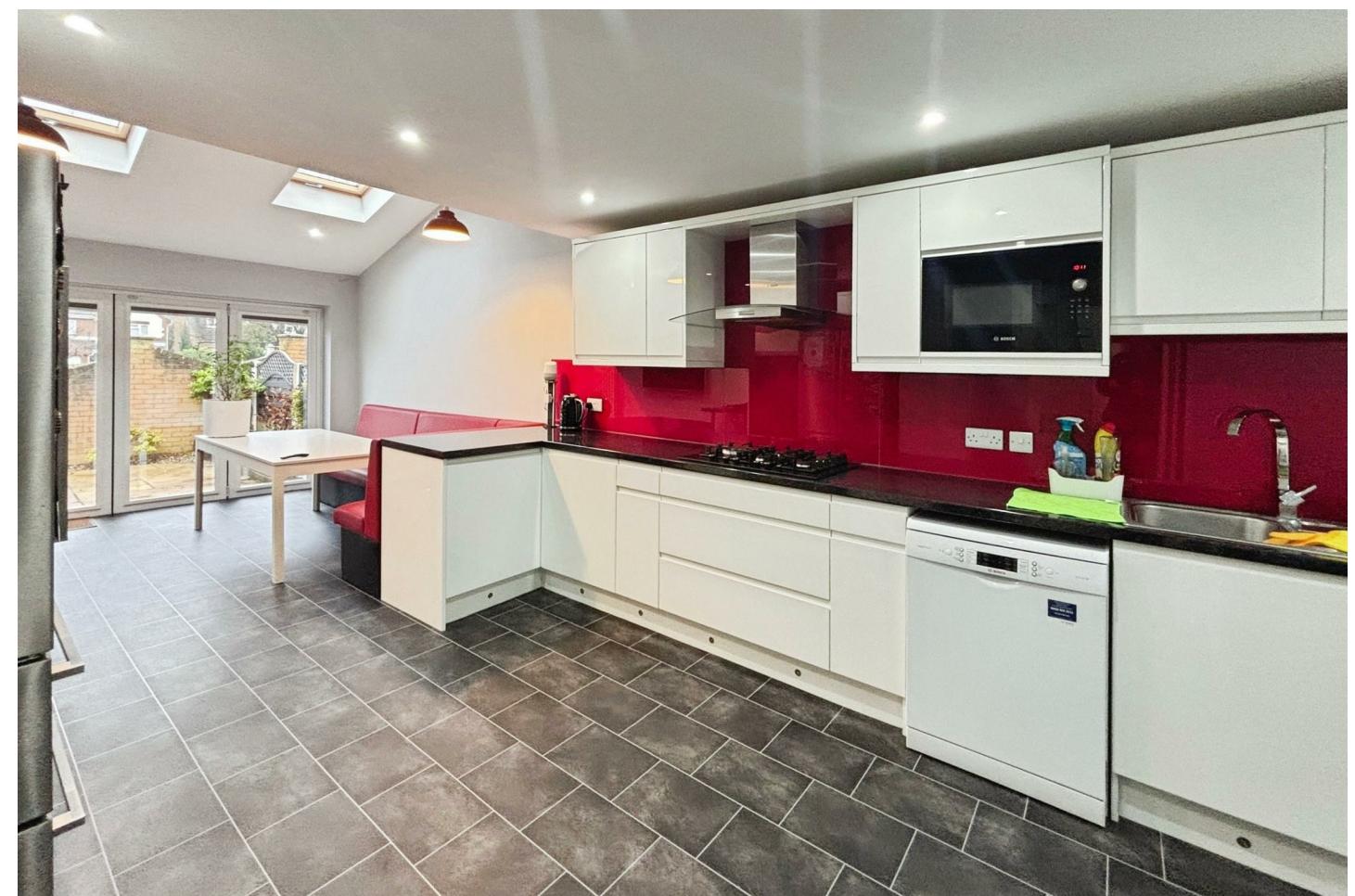
Four Bedroom Detached House \*\*\* Two Reception Rooms \*\*\* Spacious Kitchen/Diner With Bi-Fold Doors To Access The Rear Garden \*\*\* Ground Floor WC. Located in the highly sought-after cul-de-sac of Hopefield Way, Bradford, this beautifully presented and spacious four-bedroom detached house offers an ideal family home. Upon entering, you are greeted by a welcoming entrance hall that features convenient under stairs storage and a ground floor WC and second reception room, ensuring practicality for everyday living.

The ground floor boasts two generous reception rooms, including a stylish lounge equipped with a media wall and two Velux windows that flood the space with natural light. The modern kitchen/diner is a true highlight, featuring contemporary fitted wall and base units, an oven, a gas hob with an extractor hood, and ample space for appliances. The bi-fold doors seamlessly connect the indoor space to the low-maintenance enclosed garden, perfect for entertaining or enjoying a quiet evening outdoors.



As you ascend to the first floor, you will find four well-proportioned bedrooms, each offering a comfortable retreat for family members or guests. The modern shower room is thoughtfully designed, featuring a shower cubicle, low-level WC, and hand wash basin, catering to the needs of a busy household.

Outside, the property benefits from a driveway that accommodates parking for two vehicles, along with a storage garage at the front. The rear garden is designed for ease of maintenance, allowing you to spend more time enjoying your home and less time on upkeep.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

#### Fixtures & fittings

Beautifully presented and spacious four bedroom detached house in sought after cul-de-sac location.

Rating authority  
Borough Council Tax Band C

#### Services

INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure  
Freehold