



Birch Grove

Bradford, BD5 8HU

Offers In The Region Of £240,000



Nestled in the tranquil Birch Grove area of Bradford, this charming three-bedroom semi-detached house offers a wonderful opportunity for families and individuals alike. Situated on a generous corner plot, the property boasts ample outdoor space and the potential for expansion, with planning permission already in place for a double extension that would transform it into a four-bedroom home.

Upon entering, you are welcomed into a reception room, perfect for relaxing or entertaining guests. The modern kitchen diner is a highlight of the home, featuring a utility room that adds convenience to daily living. The layout includes two well-proportioned double bedrooms and a single bedroom, making it ideal for families or those needing extra space for a home office or guest room. The family bathroom is thoughtfully designed to cater to all your needs.

The property also benefits from a detached garage and off street parking, ensuring that you have plenty of room for your cars and additional storage. Located in a peaceful cul-de-sac, this home offers a serene environment while still providing easy access to the M606, making commuting a breeze.

This semi-detached house is not just a home; it is a canvas for your future, with the potential to create your dream living space. With its modern amenities and prime location, it is a must-see for anyone looking to settle in Bradford.



GROUND FLOOR

Hallway

Living Room 12'5" x 12'5" (3.79 x 3.80)

Kitchen - Diner 19'2" x 8'7" (5.86 x 2.63)

Utility Room 7'2" x 8'7" (2.19 x 2.62)

FIRST FLOOR

Bedroom One 13'0" x 13'1" (3.97 x 4.00)

Bedroom Two 12'2" x 8'5" (3.72 x 2.57)

Bedroom Three 7'6" x 6'4" (2.29 x 1.95)

Family Bathroom 6'4" x 5'4" (1.94 x 1.65)

PLANNING

Reference 25/04385/HOU

Alternative Reference PP-14451942

Application Validated Thu 20 Nov 2025

Address 16 Birch Grove Bradford West Yorkshire BD5 8HU

Proposal Two storey side and rear extension

Status Granted

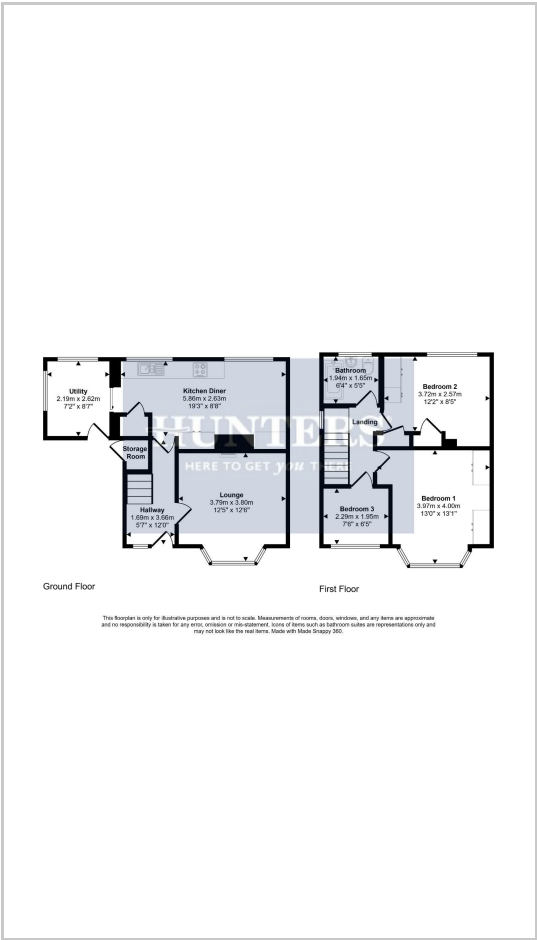
Decision Granted

Decision Issued Date Fri 27 Feb 2026

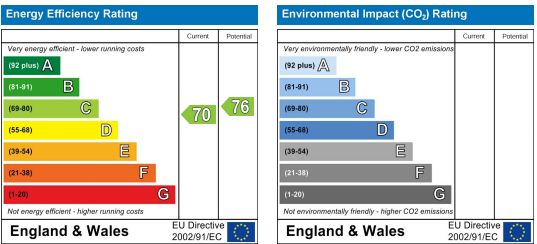
Area Map



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.