



**HUNTERS®**

Sales ▪ Lettings ▪ Management

## Enfield Parade, Bradford, BD6 3HX

- SOUGHT AFTER RESIDENTIAL LOCATION
- TWO DOUBLE BEDROOMS PLUS SINGLE
- BRIGHT CONSERVATORY LINKING GARDEN
- DRIVEWAY PARKING FOR MULTIPLE CARS
- CLOSE TO SCHOOLS AND LOCAL AMENITIES

- THREE BEDROOM SEMI DETACHED FAMILY HOME
- RECEPTION ROOM WITH GARDEN VIEWS
- LOW - MAINTENANCE ASTRO TURF REAR GARDEN
- SINGLE GARAGE FOR STORAGE OR PARKING
- EPC GRADE - D - COUNCIL TAX BAND - C

Price £240,000

# Enfield Parade, Bradford, BD6 3HX

This neutrally decorated three-bedroom semi-detached house is offered **\*\*for sale\*\*** in a sought-after residential area of Bradford, well placed for local amenities, schools and everyday transport needs.

The ground floor features a separate reception room with views over, and direct access to, the rear garden, creating a practical living and dining space. A conservatory extends the accommodation further, providing an additional area that links the house to the garden. There is one kitchen and one bathroom, along with three bedrooms to the first floor: two doubles and one single, making the property suitable for families, first-time buyers and investors.

Externally, the property benefits from a drive with parking for multiple cars and a single garage, together with a rear garden laid with astro turf for ease of maintenance.

The property is well positioned for nearby schools and local amenities, including shops and services found in the wider Wibsey and south Bradford area. Residents have access to various parks and green spaces within a short drive, offering opportunities for leisure and recreation.

Public transport links are available via local bus routes connecting into Bradford city centre, where Bradford Interchange provides rail and further bus connections towards Leeds, Halifax and Manchester. Typical rail journey times from Bradford to Leeds are around 20 minutes, making the wider region accessible for commuting. Road connections from this part of Bradford also allow straightforward access to the M606 and wider motorway network.





## GROUND FLOOR

**Hallway**  
5'5" x 13'1"

**Living/Dining Room**  
10'7" x 24'7"

**Conservatory**  
23'3" x 10'3"

**Kitchen**  
7'5" x 8'0"

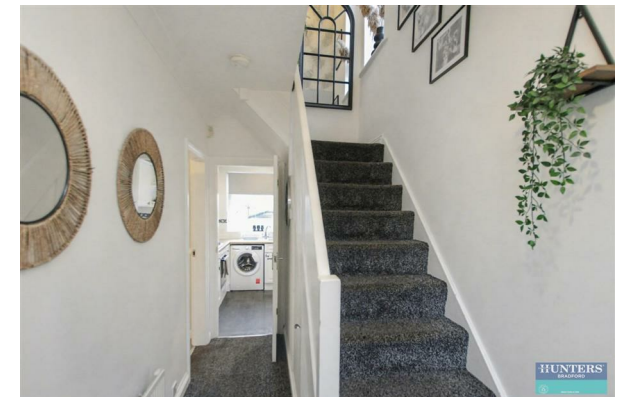
## FIRST FLOOR

**Bedroom One**  
11'1" x 13'2"

**Bedroom Two**  
9'6" x 10'11"

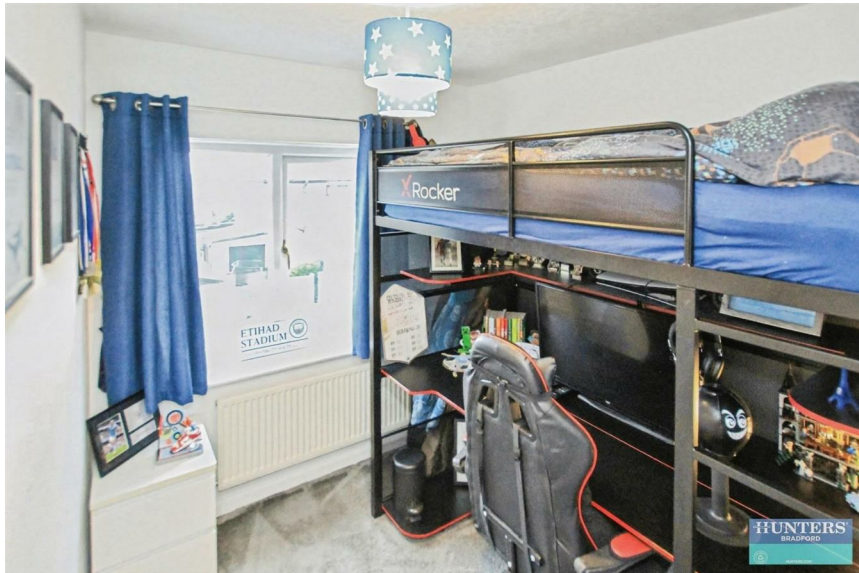
**Bedroom Three**  
6'10" x 8'0"

**Bathroom**  
5'4" x 7'4"

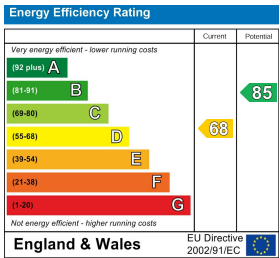




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these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







Viewing Arrangements

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



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