



## Busfield Street s

Bradford, BD4 7QY

Offers Over £425,000



Nestled in the heart of Bradford on Busfield Street, this impressive seven-bedroom semi-detached house offers a wealth of space and versatility, making it an ideal family home. Spanning approximately 2500 square feet, the property is thoughtfully extended over three floors, providing ample room for both relaxation and entertainment.

Upon entering, you are greeted by three well-proportioned reception rooms, perfect for hosting gatherings or enjoying quiet evenings with family. The property boasts three bathrooms, ensuring convenience for all residents and guests. The layout is designed to accommodate modern living, with each room flowing seamlessly into the next.

The exterior features a gated drive that provides secure parking for one vehicle, along with additional space for visitors. The enclosed garden is a delightful retreat, complete with a charming garden room that can serve as an office, playroom, or gym, catering to your personal needs.

Safety and security are paramount, with an alarm system and CCTV in place, giving you peace of mind. The property is conveniently located close to local amenities, ensuring that shops, schools, and parks are just a



GROUND FLOOR

- Entrance 10'1" x 3'4" (3.09 x 1.03)
- Hallway 5'6" x 11'5" (1.70 x 3.49)
- Inner Hallway 12'7" x 7'6" (3.85 x 2.30)
- Reception One 12'1" x 16'7" (3.70 x 5.08)
- Reception Two 11'6" x 20'2" (3.53 x 6.16)
- Kitchen - Diner 25'8" x 11'10" (7.83 x 3.62)
- Utility 7'7" x 11'10" (2.33 x 3.61)
- Bathroom Three 8'5" x 8'7" (2.59 x 2.63)

FLOOR ONE

- Landing
- Bedroom One 11'7" x 17'9" (3.54 x 5.42)
- Bedroom Two 11'9" x 11'8" (3.60 x 3.57)
- En Suite 8'2" x 3'9" (2.50 x 1.16)
- Bedroom Three 11'10" x 14'7" (3.61 x 4.47)
- Bedroom Four 12'2" x 8'8" (3.71 x 2.65)
- Bedroom Five 9'8" x 11'8" (2.95 x 3.58)
- Family Bathroom 8'2" x 5'10" (2.50 x 1.78)

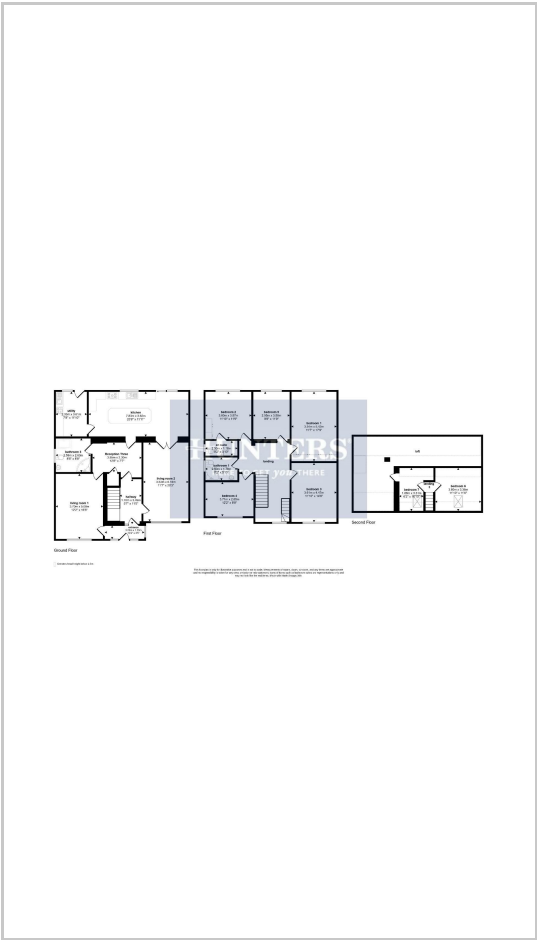
FLOOR TWO

- Bedroom Six 11'9" x 11'0" (3.60 x 3.36)
- Bedroom Seven 6'2" x 10'10" (1.88 x 3.31)

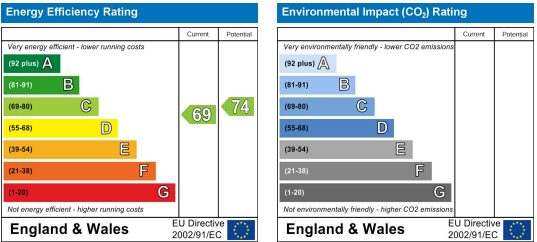
Area Map



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.