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## Fagley Bank, Fagley, Bradford, West Yorkshire, BD2 3FY

- THREE BEDROOM SEMI-DETACHED HOUSE, IDEAL FOR FAMILY HOME
- CONTEMPORARY KITCHEN/DINER WITH INTEGRATED APPLIANCES
- MAIN BEDROOM BENEFITS FROM MIRRORED FITTED WARDROBES
- MODERN FAMILY BATHROOM WITH OVER-BATH SHOWER
- ENCLOSED REAR GARDEN FEATURING ARTIFICIAL LAWN
- MODERN BRICK-BUILT PROPERTY WITH CONTEMPORARY DESIGN
- LIVING ROOM WITH DIRECT GARDEN ACCESS VIA PATIO DOORS
- GROUND FLOOR WC
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- COUNCIL TAX BAND C - EPC RATING GRADE B

Offers In The Region Of £230,000

# Fagley Bank, Fagley, Bradford, West Yorkshire, BD2 3FY

An excellent family home, offering well-appointed living spaces. The exterior features a classic brick construction with a practical driveway providing off-road parking.

Upon entering, the ground floor offers a welcoming flow. The entrance hall, leads to the main living areas, ground floor WC and stairs to the first floor. The contemporary kitchen/diner is a central feature, equipped with sleek light grey wall and base units, integrated oven and hob, and ample space for a family dining table. Its flooring provides a practical yet stylish finish.

To the rear, the spacious living room is a comfortable family hub, featuring soft carpeting and bright patio doors that open directly onto the garden, ideal for indoor-outdoor living and children's play. A convenient downstairs WC, fitted with a white pedestal basin and WC, completes the ground floor.

The first floor hosts the bedrooms and family bathroom, accessed via a carpeted staircase and landing with white balustrades. The property comprises three bedrooms, all finished with neutral decor and soft carpeting, offering versatile spaces for family members. The main bedroom is particularly appealing, benefiting from mirrored fitted wardrobes, enhancing both storage and light. The family bathroom features a modern white three-piece suite, including a bath with an overhead shower, a pedestal basin, and a WC, all complemented by clean tiled surrounds and practical tiling.

The bright and airy ambiance throughout the house, combined with the spacious and easily maintained rear garden with its artificial lawn, creates a perfect environment for family life. Parking is provided by a driveway to the side.

The property's design ensures comfortable, functional living suitable for a growing family.





**GROUND FLOOR**

**Hallway**  
3'4" x 6'7"

**LOUNGE**  
14'8" x 11'7"

**Kitchen Diner**  
10'9" x 13'4"

**W.C.**  
4'11" x 2'9"

**FIRST FLOOR**

**Landing**  
5'10" x 8'5"

**Bedroom 1**  
12'7" x 9'7"

**Bedroom 2**  
8'4" x 9'7"

**Bedroom 3**  
5'11" x 6'7"

**Bathroom**  
8'2" x 5'4"

**EXTERNAL**

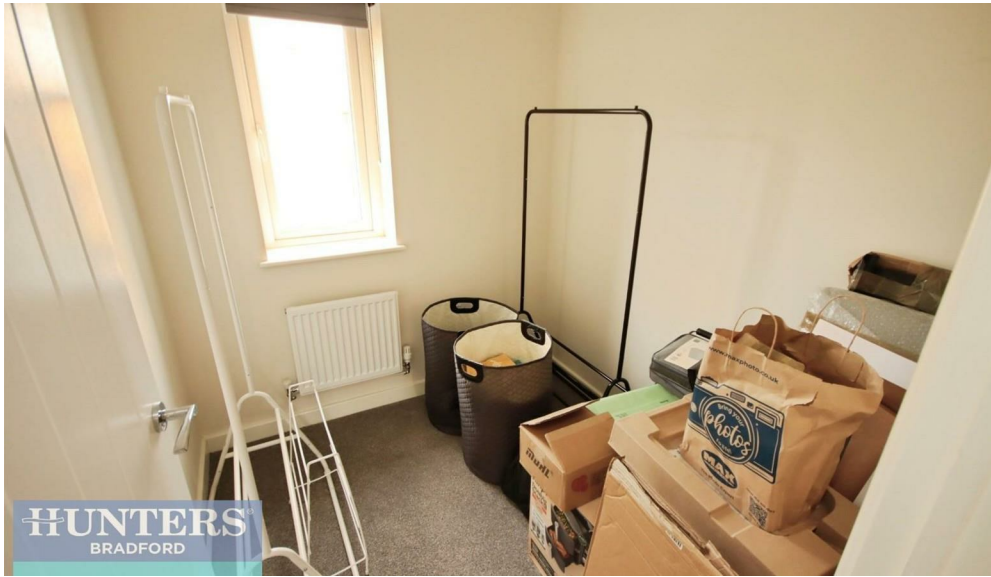
**Rear Garden**  
**Driveway**





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.





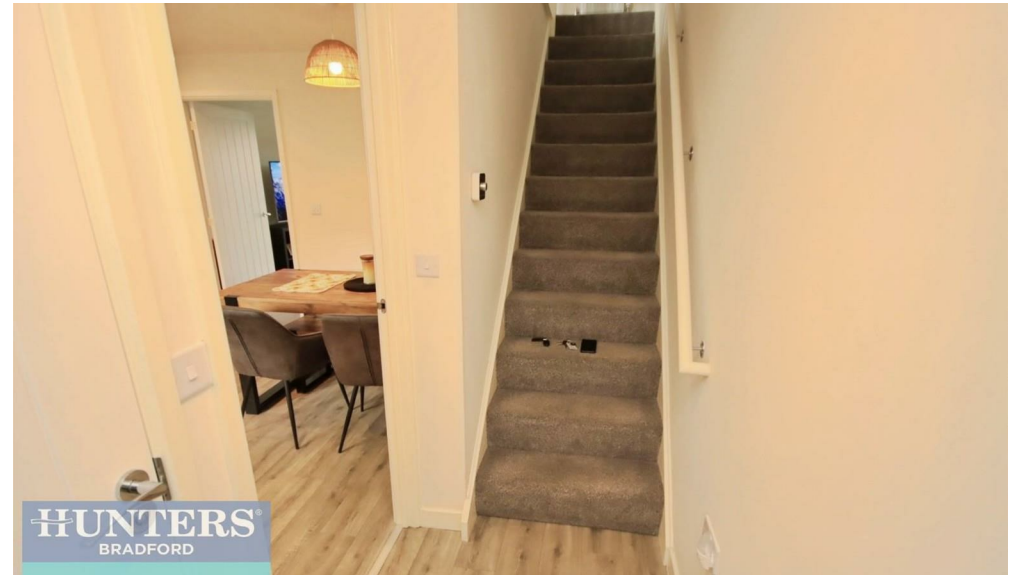
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## **Local Amenities**

The area offers a practical range of amenities to its residents. For everyday essentials, you'll find a selection of local shops, including convenience stores and independent retailers scattered throughout the area. Larger supermarkets are easily accessible in neighbouring areas, ensuring a comprehensive shopping experience. When it comes to dining, it has a modest but welcoming collection of takeaways and local eateries, offering a variety of cuisines for those nights when you don't feel like cooking. For leisure and recreation, there are local parks and green spaces, providing opportunities for walks, children's play, and enjoying the outdoors. While the area itself might not boast large leisure centres, the wider Bradford area offers numerous facilities including gyms, swimming pools, and sports complexes, all within easy reach.

## **Schools**

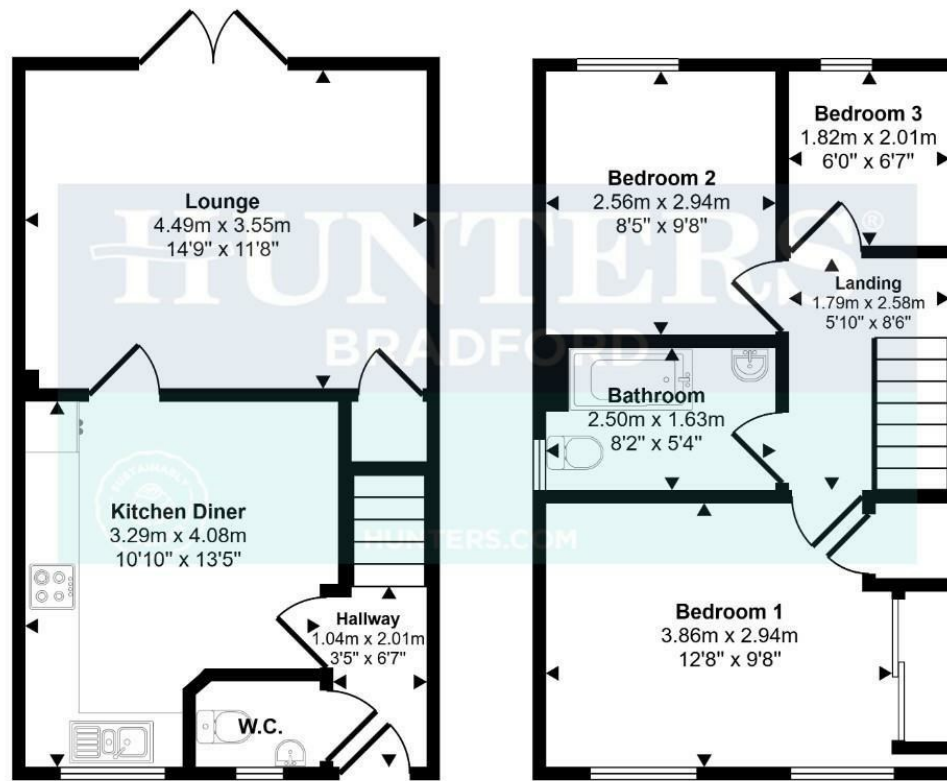
Families considering the area will find several educational options. The area is home to a number of primary schools that serve the local community, known for their commitment to early years education. For secondary education, there are various schools in the area and the surrounding Bradford area. These institutions offer a broad curriculum and cater to a diverse student body. Prospective parents are always encouraged to research individual school reports and catchment areas to ensure the best fit for their children.

## **Transport**

The area benefits from decent transport links, making it a well-connected area within Bradford. While there isn't a train station directly in Eccleshill, Bradford Forster Square and Bradford Interchange stations are a short bus or car journey away, offering regular services to Leeds, Manchester, and beyond, including direct trains to London King's Cross. The area is well-served by local bus routes, providing frequent connections to Bradford city centre and other surrounding districts, making daily commutes and errands convenient. For those who drive, Eccleshill provides good access to major road networks, including the A658 and A647, which connect to the M606 and M62 motorways, facilitating travel across West Yorkshire and further afield.

## **Character of the Area**

The area presents itself as a well-established residential area with a strong community feel. It offers a blend of housing types, from traditional terraced homes to semi-detached properties, catering to a range of homebuyers. The general vibe is one of a friendly, family-orientated neighbourhood, where local parks and community events often bring residents together. While not a bustling urban centre, its proximity to Bradford city centre means residents can easily access a wider array of cultural, dining, and retail experiences. Eccleshill provides a comfortable and convenient living environment, appealing to those seeking a balanced lifestyle within a supportive community in West Yorkshire.



Ground Floor

First Floor

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                                   |                    |                  |                  |                  |                  |                  |                 |   |   |           |           |
| <table border="1"> <tr><td>Very energy efficient - lower running costs</td></tr> <tr><td>(92 plus) <b>A</b></td></tr> <tr><td>(81-91) <b>B</b></td></tr> <tr><td>(69-80) <b>C</b></td></tr> <tr><td>(55-68) <b>D</b></td></tr> <tr><td>(39-54) <b>E</b></td></tr> <tr><td>(21-38) <b>F</b></td></tr> <tr><td>(1-20) <b>G</b></td></tr> <tr><td>Not energy efficient - higher running costs</td></tr> </table> | Very energy efficient - lower running costs | (92 plus) <b>A</b> | (81-91) <b>B</b> | (69-80) <b>C</b> | (55-68) <b>D</b> | (39-54) <b>E</b> | (21-38) <b>F</b> | (1-20) <b>G</b> | Not energy efficient - higher running costs | <table border="1"> <tr><td><b>96</b></td></tr> <tr><td><b>83</b></td></tr> </table> | <b>96</b> | <b>83</b> |
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| <b>England &amp; Wales</b><br><small>EU Directive 2002/91/EC</small>  |   |                    |                  |                  |                  |                  |                  |                 |   |   |           |           |

**Viewing Arrangements**

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



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