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HERE TO GET *you* THERE



High Park Crescent

Bradford, BD9 6HT

Offers In Excess Of £190,000

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Nestled in the desirable area of High Park Crescent, Bradford, this extended semi-detached house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, including two spacious doubles and a single, this property is designed to accommodate a variety of living arrangements.

Upon entering, you are greeted by a welcoming reception room that flows seamlessly into a second reception area, providing ample space for relaxation and entertaining. The fully fitted kitchen is a highlight, offering modern conveniences and a functional layout that will delight any home cook.

The property is complemented by both front and rear gardens, perfect for outdoor enjoyment and gardening enthusiasts. A detached garage adds further convenience, providing secure storage or potential for a workshop. The driveway ensures off-road parking, a valuable asset in this sought-after location.

With potential for further extension, subject to planning permission, this home offers the flexibility to adapt to your evolving needs. The EPC rating is to be confirmed, and the property falls under Council Tax Band C,







GROUND FLOOR

Entrance Hallway

Living Room 10'11" x 13'9" (3.34 x 4.21)

Store

Lean To 8'0" x 14'5" (2.45 x 4.40)

Kitchen 5'7" x 16'0" (1.72 x 4.88)

Dining Room 10'4" x 17'3" (3.17 x 5.27)

FIRST FLOOR

Landing

Bathroom 5'10" x 5'3" (1.78 x 1.62)

Bedroom One 10'5" x 11'9" (3.18 x 3.59)

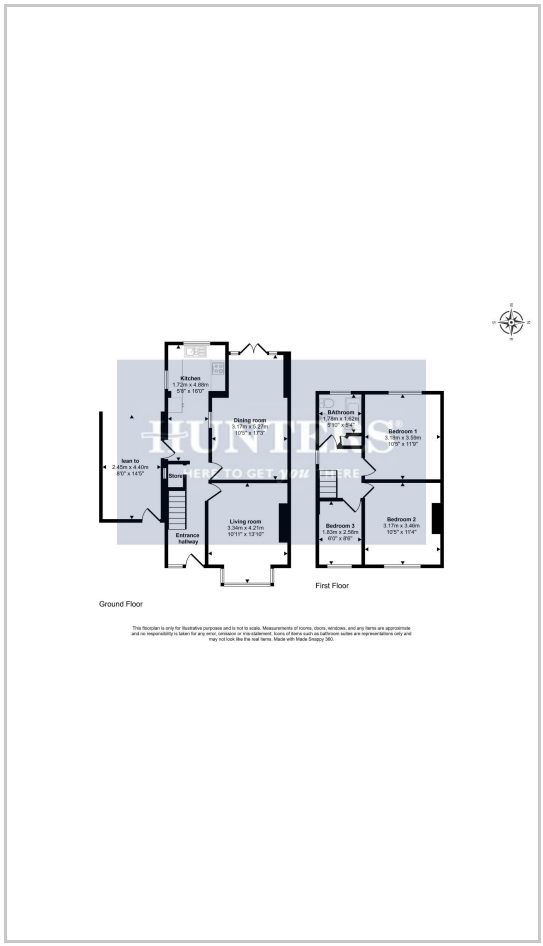
Bedroom Two 10'4" x 11'4" (3.17 x 3.46)

Bedroom Three 6'0" x 8'5" (1.83 x 2.58)

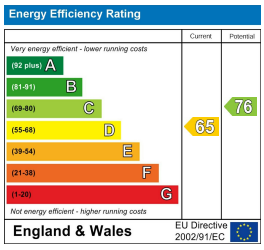
Area Map

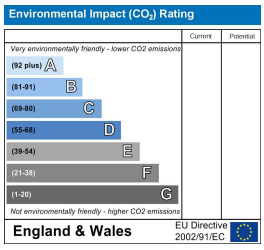


Floor Plans



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.

2 Wakefield Road, Bradford, BD4 7AT
Tel: 01274 393955 Email: bradford@hunters.com https://www.hunters.com