



## Saxton Place

Bradford, BD4 0FB

Offers In The Region Of £165,000



This two-bedroom semi-detached house is **\*\*for sale\*\*** in Bradford, offering well-planned accommodation and outdoor space suited to first-time buyers, families and investors.

The ground floor comprises a separate reception room and a kitchen with space for dining, providing clearly defined areas for relaxing and eating. Upstairs, there are two double bedrooms, offering flexible use for sleeping, working from home or guest space. The property benefits from two bathrooms, supporting comfortable day-to-day living.

Outside, the house features a generous garden with both a patio area and lawn, creating options for outdoor dining, children's play or gardening. Off-street parking adds further convenience.

The location provides access to nearby schools and local amenities, with everyday shopping, cafés and services available in the Bradford area. Green spaces and walking routes are within reach, offering options for leisure and exercise.



## GROUND FLOOR

Livingroom 9'6" x 14'8" (2.92 x 4.49 )

Kitchen 12'9" x 7'3" (3.91 x 2.21)

W/C

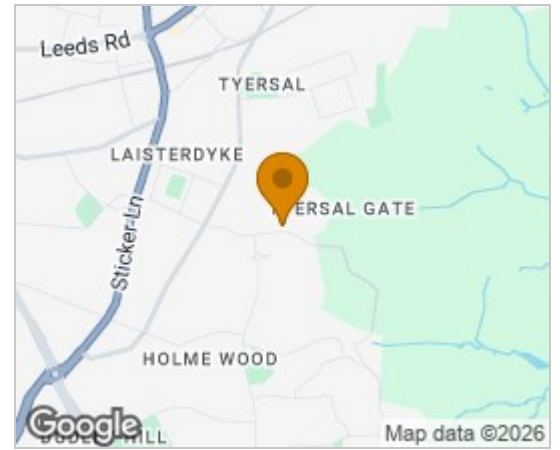
## FIRST FLOOR

Bedroom One 10'2" x 9'9" (3.10 x 2.99)

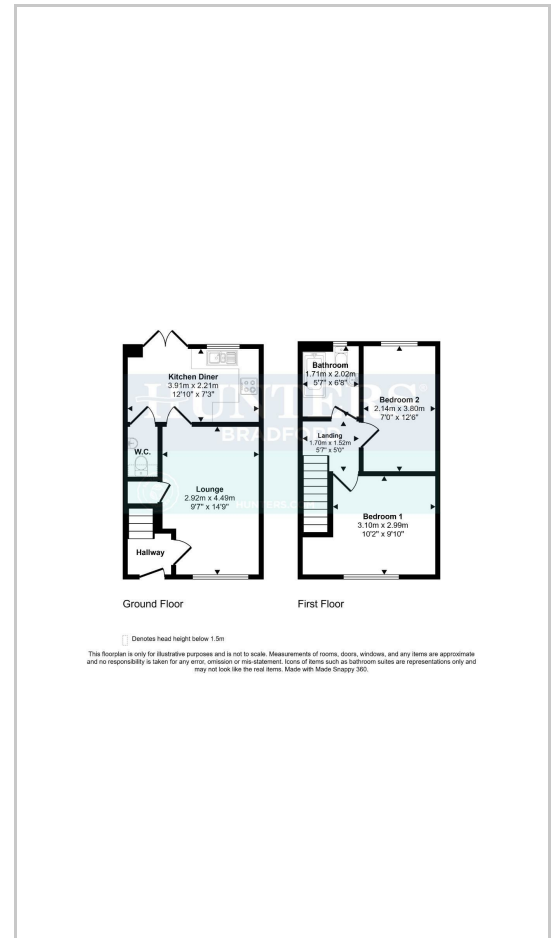
Bedroom Two 7'0" x 12'5" (2.14 x 3.80)

Family Bathroom 5'7" x 6'7" (1.71 x 2.02)

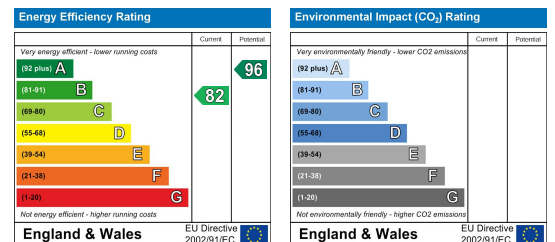
## Area Map



## 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.

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