



**Hall Road, Bradford BD2 2DZ**

**welcome to**

**Hall Road, Bradford**

A modern three-bedroom, three-storey semi-detached home in Eccleshill, offering three double bedrooms with en-suite, driveway parking, and a secure rear garden with patio and lawn, with warranty to 2030.



Located on Hall Road, BD2 2DZ, within the established Eccleshill area of Bradford, this well-presented three-bedroom semi-detached home offers spacious accommodation arranged across three thoughtfully planned floors, ideal for families or professionals.

The property is one of a small number of more recently built homes, combining modern design with its surrounding long-standing residential setting. The ground floor comprises a welcoming entrance hall, a modern fitted kitchen with integrated appliances, and a convenient downstairs WC. To the rear, the main living space is bright and inviting, featuring French doors that open directly onto the private, secure rear garden, providing excellent indoor-outdoor flow.

Across the upper floors are three well-proportioned double bedrooms, including a generous principal bedroom with a contemporary en-suite shower room complete with a waterfall shower.

Externally, the property benefits from a secure, low-maintenance rear garden with a patio area, ideal for outdoor seating and entertaining, along with patio doors providing direct access from the house. To the front, a driveway offers off-street parking for up to two vehicles.

Further benefits include a new-build warranty valid until 2030, offering reassurance to purchasers. This is a modern, move-in-ready home in a convenient and popular location, close to local amenities, schools, and transport links.

**Kitchen**

**Lounge**

**Downstairs Wc**

**Principal Bedroom**

**Ensuite**

**Bedroom Two**

**Bedroom Three**

**Bathroom**



**view this property online** [holroydsestateagents.co.uk/Property/BAI101606](https://holroydsestateagents.co.uk/Property/BAI101606)



welcome to

## Hall Road, Bradford

- Modern three-bedroom semi detached
- Bright living room with French doors to garden
- Downstairs Wc
- Three double bedrooms, main with en-suite
- Private garden and driveway parking

Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers over

**£210,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [holroydsestateagents.co.uk/Property/BAI101606](https://holroydsestateagents.co.uk/Property/BAI101606)



Property Ref:  
BAI101606 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

holroyds



**01274 809254**



[baildon@holroydsestateagents.co.uk](mailto:baildon@holroydsestateagents.co.uk)



21-23 Westgate, Baildon, SHIPLEY, West Yorkshire, BD17 5EH



[holroydsestateagents.co.uk](https://holroydsestateagents.co.uk)