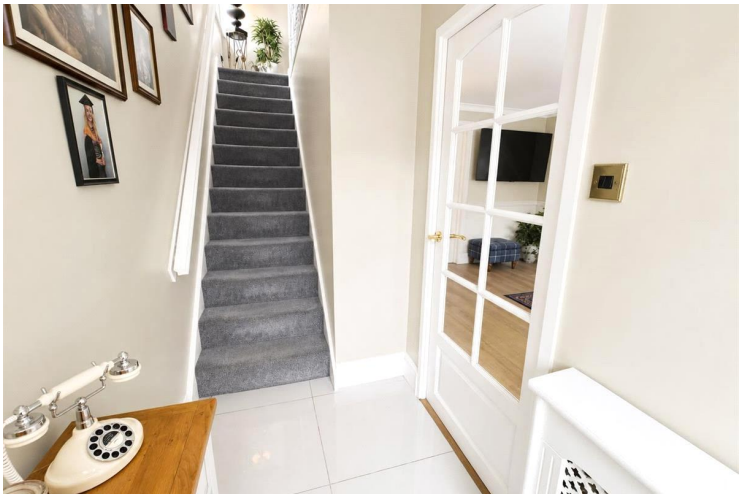






Hunters Park Avenue, Bradford

OIRO £245,000 Freehold

SSTC

Attractive three-bedroom detached family home offering spacious accommodation, a welcoming living room, fitted kitchen and conservatory with log-burning stove. Benefiting from a driveway, garage and outdoor space, the property enjoys stunning far-reaching views.

Beautifully Finished Throughout | Close to Local Amenities | Early Viewing Advised | Garage | Ideal Family Home | Ready To Move In | Spacious Living Space | Stunning Views | Three Bedroom Detached House | Driveway |

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An attractive three-bedroom detached family home offering well-proportioned accommodation, complemented by a conservatory, driveway, garage and enjoying stunning far-reaching views.
Upon entering the property, you are welcomed into a practical entrance hallway providing access to the ground-floor accommodation. The living room is a comfortable and inviting space, featuring an Optiflame electric fire which creates an attractive focal point to the room, with plenty of space for both relaxing and entertaining.
The kitchen is a generous and practical space, fitted with a comprehensive range of wall and base units providing ample storage, complemented by work surfaces offering plenty of room for food preparation. There is space for a selection of freestanding appliances, together with room for everyday kitchen essentials. Well suited to family living, the kitchen benefits from good natural light and provides a functional heart to the home with plenty of potential to personalise to individual tastes.
A particular feature of the property is the conservatory, providing valuable additional reception space and enjoying an attractive outlook. Complete with a log-burning stove, this versatile room offers a cosy setting during the colder months while remaining a wonderful space from which to sit back and appreciate the property's impressive views.
To the first floor are three well-proportioned bedrooms, offering flexible accommodation for families, guests or those requiring a home office, together with a family bathroom.
Externally, the property benefits from a driveway providing off-road parking and a garage, ideal for secure parking and additional storage. The outdoor space is further enhanced by the property's stunning far-reaching views, creating an impressive backdrop and forming one of the home's standout features.

Council Tax Band: C
Tenure: Freehold
Parking options: Driveway, Garage, Off Street
Garden details: Rear Garden

Entrance hall

A bright and welcoming entrance hall, beautifully presented with neutral decor and a tiled floor. The staircase rises to the first floor, while an internal door allows natural light to flow through and provide access to the living accommodation, creating an attractive first impression on entering the home.

Living room

A beautifully presented and spacious living room, featuring elegant wall panelling, decorative coving and attractive wood flooring. A striking feature fireplace with Optiflame fire creates a charming focal point, while the large front window allows plenty of natural light to fill the room. Double doors provide a lovely flow through to the kitchen, making this an inviting space for both relaxing and entertaining.

Kitchen

A stunning and generously proportioned dining kitchen, beautifully fitted with an extensive range of dark shaker-style wall and base units complemented by warm wood work surfaces and classic tiled splashbacks. A Belfast sink sits beneath the window, while the impressive range-style cooker is framed by an exposed brick feature wall and extractor hood.
At the heart of the room is a substantial central island with contrasting worktop, providing additional storage, preparation space and informal seating, making it ideal for everyday









family life and entertaining. Stylish pendant lighting above the islands adds to the contemporary finish, while the generous layout offers excellent workspace and storage throughout.

Conservatory

A fantastic conservatory providing generous additional living and dining space, with an abundance of natural light from the extensive windows and pitched roof. A log-burner creates a warm and cosy focal point, making the room enjoyable throughout the seasons. With ample space for both seating and a dining table, along with direct access to the garden, this is an ideal area for relaxing, entertaining and enjoying an attractive outdoor outlook.

Master bedroom

A spacious and beautifully presented master bedroom offering plenty of room for a large double bed and substantial freestanding furniture. Finished tasteful neutral decor, the room benefits from a wide window allowing plenty of natural light, creating a bright, comfortable and relaxing master bedroom.

Bedroom 2

A generous and well-presented double bedroom, offering ample space for a double bed and a range of freestanding bedroom furniture. Finished in neutral decor with attractive coving and wood flooring, the room benefits from a large window providing plenty of natural light and a stunning outlook.

Bathroom

A beautifully finished contemporary family bathroom featuring a stylish freestanding bath with wall-mounted chrome fittings, a separate walk-in shower with glass screen, hand wash basin and WC. Striking blue tiling and patterned flooring add plenty of character, while the window provides excellent natural light, creating a bright and modern space.

Bedroom 3

A well-presented third bedroom, ideal for use as a single bedroom, nursery or home office. Finished in neutral decor, the room benefits from a window providing good natural light and offers space for essential bedroom furniture, making it a practical and versatile addition to the home.

Outside

Externally, the property occupies an attractive plot with a well-maintained lawned front garden, established shrubs and planting, together with a driveway providing off-road parking and access to the detached garage.
To the rear is a beautifully presented garden designed for both relaxing and entertaining, featuring a lawn alongside generous paved patio areas providing plenty of space for outdoor seating and dining. A particular highlight is the stunning open outlook across adjoining green space, creating a wonderful sense of space and an attractive backdrop to the garden.
The combination of landscaped gardens, ample parking, garage and impressive views makes the outside space a real feature of the property.









PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis. Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

VALUATION:

If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

CALLANDER MORTGAGE SOLUTIONS:

Need mortgage advice? Why not let our specialist, in-house mortgage team look after you and do the hard work for you… Navigating the world of mortgages can be a daunting prospect. Callander Mortgage Solutions Ltd have access to a huge panel of lenders and are here to help and guide you every step of the way. Have you seen the perfect property? Is time of the essence? Or have you had bad credit? Give the independent experts a call, today and ask about the limited offer “Fee Free Whitney’s” packages!

CONVEYANCING:

Buying or selling a property? Need a fast, professional property lawyer to help you with your sale or purchase? Or both? Elliott James Legal Ltd are a trusted and respected law firm, specialising in all aspects of residential conveyancing and property matters. With local offices and more, why not benefit from our in-house relationship and ask us to introduce you to their friendly and supportive team of legal experts. Get your no-obligation quote today!

BUYERS CLUB:

The sales market can be extremely competitive and fast-moving, but we can give buyers who join the Buyers Club exclusive access to Pre-Market Listings. Seize the opportunity and be the first to view our up and coming properties. Members of the Buyers Club stay ahead of the competitive market by viewing homes before they reach the open market.

RENT-A-HOUSE:

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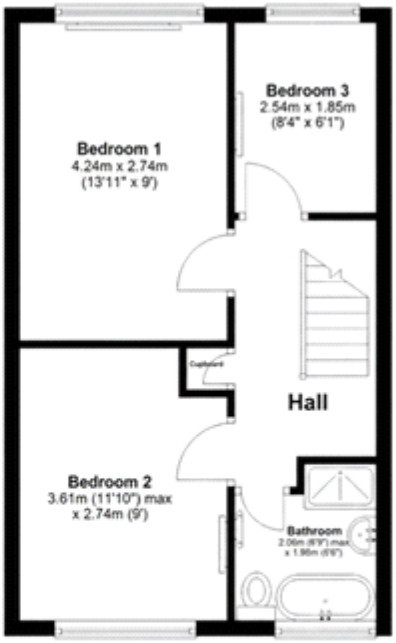
Basement

Approx. 50.2 sq. metres (540.5 sq. feet)



First Floor

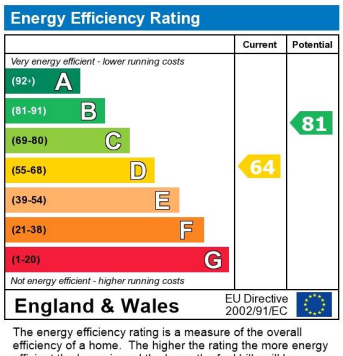
Approx. 37.6 sq. metres (404.6 sq. feet)



Total area: approx. 87.8 sq. metres (945.1 sq. feet)

This floorplan is for illustrative purposes only and all measurements are approximate.





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.