



£225,000

THREE BEDROOMS* *WELL PRESENTED* *SOUTH FACING GARDEN* *POPULAR LOCATION* *CLOSE TO LOCAL SCHOOLS & AMENITIES* *DRIVEWAY PARKING & CHARGE POINTS* *MASTER EN-SUITE* *FANTASTIC FAMILY HOME* *NEARLY NEW

Townend Estate Agents offer for sale this charming three bedroom townhouse, presenting an excellent opportunity for families and professionals alike. With its south-facing garden, the property enjoys an abundance of natural light, making it a delightful space for relaxation and outdoor activities. Conveniently located near Cavendish Primary School, this home is ideal for families with young children, ensuring that a fantastic education is just a short walk away. The property boasts a double driveway, providing ample parking space, and is equipped with electric car charging points, catering to the modern lifestyle and promoting eco-friendly living.

The well-appointed kitchen is a highlight of the home, featuring essential appliances such as a dishwasher, oven, gas hob, and extractor fan, making it perfect for those who enjoy cooking and entertaining. The layout is designed for both functionality and style, ensuring that meal preparation is a pleasure. Additionally, the partially boarded loft with a drop-down ladder offers extra storage space, making it easy to keep your home organised and clutter-free. This feature adds to the practicality of the property, allowing for efficient use of space. Hutton Hall Drive is a wonderful blend of comfort, convenience, and modern amenities, making it a perfect choice for anyone looking to settle in Bradford. With its appealing features and prime location, this property is sure to attract interest. Don't miss the chance to make it your new home.

Ask us about....

AUCTION

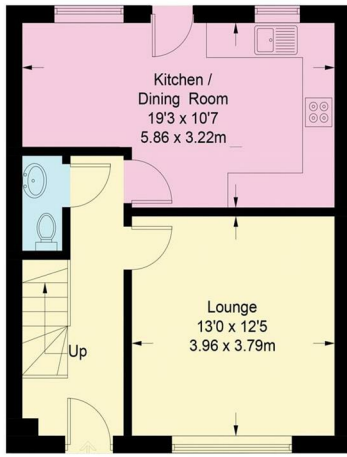
CONVEYANCING

MORTGAGES

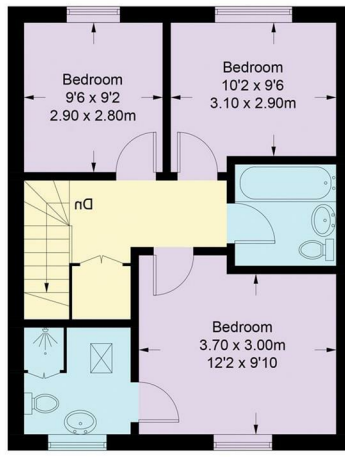
SURVEYS

Hutton Hall Drive, BD2

Approximate Gross Internal Area = 87.1 sq m / 937 sq ft



IN Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1197294)



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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