



£350,000

Nestled in the tranquil cul-de-sac of Poplars Park Avenue, Bradford, this nearly new detached house offers a perfect blend of modern living and comfort. Built in 2023, this substantial property boasts four generously sized double bedrooms, making it an ideal family home.

As you enter, you are greeted by a welcoming entrance hallway that leads to a spacious lounge, complete with patio doors that open out to the beautifully enclosed rear gardens. This seamless connection to the outdoors creates a perfect space for entertaining or simply enjoying the serene views across the city. The property also features a snug that can serve as an office or gaming room, providing versatility to suit your lifestyle.

The heart of the home is the fully equipped dining kitchen, designed with quality fixtures and a highly specified finish that caters to both functionality and style. In addition to the main house bathroom, there is a guest bathroom and an en-suite bathroom, ensuring convenience for family and guests alike.

The garage has been thoughtfully converted to create a third reception room, adding even more space for relaxation or leisure activities. Outside, the property benefits from spacious enclosed gardens, perfect for children to play or for hosting summer gatherings. Ample driveway parking is also available, making it easy for you and your guests.

This exceptional home combines modern amenities with a peaceful setting, making it a must-see for anyone seeking a stylish and comfortable living space in Bradford. Don't miss the opportunity to make this stunning property your own.

Ask us about....

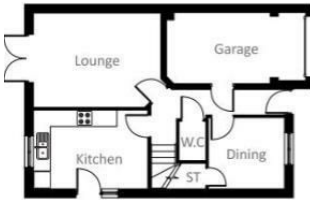
AUCTION

CONVEYANCING

MORTGAGES

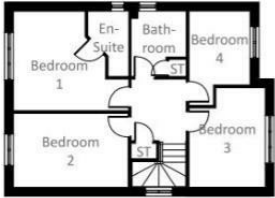
SURVEYS

The Rowingham - 4 bedroom home



Ground floor

Kitchen	4263 x 2935	14'0" x 9'8"	
Dining	2835 x 2650	9'4" x 8'8"	
Lounge	4747 x 3506	15'7" x 11'6"	†
W.C	1010 x 1450	3'4" x 4'9"	



First floor

Bedroom 1	3422 x 3694	11'3" x 12'1"	
En-Suite	1519 x 2425	5'0" x 7'11"	†
Bedroom 2	4263 x 2747	14'0" x 9'0"	
Bedroom 3	2835 x 3697	9'4" x 12'2"	†
Bedroom 4	2272 x 2745	7'5" x 9'0"	
Bathroom	2050 x 2425	6'9" x 7'11"	†



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	