

Park Hill Drive, Bradford, BD8

Your Choice Estate Agents are pleased to offer for sale a beautifully presented THREE BEDROOM Semi-detached House in the sought after area of Allerton. The house has the benefit of gas fired central heating system, Upvc double-glazing .This includes a good sized entrance hall, open-plan lounge, dining room, fitted kitchen, To the first floor there are three bedrooms and a family bathroom.

Asking Price
£239,995

Your Choice Estate Agents

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This splendid semi-detached house gracing the picturesque Park Hill Drive, Fairweather Green, Bradford, is available for sale at a very rewarding asking price 239,995. Any discerning buyer will be taken in by its charm, as it showcases a beautiful English architectural design. With three generously proportioned bedrooms, this house may be your family's dream abode.

The property is of a considerable scale, boasting of two well-spaced reception rooms and a single very elegant bathroom. Every room within the house has been meticulously designed to ensure an airy, spacious atmosphere while maintaining a comforting sense of homeliness. The classic design characterises seamless functionality and aesthetic appeal in a flawless blend that provides an exquisite living experience for any potential owner.

Immediately noticeable upon entering the property is the free-flowing design across the ground floor. Herein lies an inviting living room, a dining room of decent size, and a very commodious, fully fitted kitchen. All these spaces are harmoniously connected, providing effortless access and ease of living for a family or individual. Upstairs, you will find the three charming bedrooms, each impressing with their generous proportions and comfortable designs.

One of the stand-out features of this property is its low upkeep and maintenance, which makes it an excellent option for a variety of prospective homeowners including first-time buyers, small families or property investors seeking to expand their portfolio. Its location in the heart of Fairweather Green, Bradford, is equally beneficial, ensuring that new residents will be within close proximity to a selection of local schools, supermarkets, delicatessens, and cafes, and have excellent access to transport.

In conclusion, this amazing three bedroom semi-detached house on Park Hill Drive offers a fantastic balance of comfort and convenience. Coupled with its attractive asking price, it provides a great opportunity to own a piece of desirable property in beautiful Bradford. More details can be provided upon enquiry. Do not miss out on this rare and exciting property offering.

Property Comprises of:

GROUND FLOOR

Entrance Hall : 12'5" x 5'5"

A UPVC double glazed door leads into the spacious entrance hallway, with staircase rising to the first floor and door into the living room, Kitchen.

Lounge 15'6" x 12'1"

The open-plan lounge is decorated well and placed to the front of the house offering a feature fireplace, central heating radiator and a PVCu windows.

Dining Room 12'8" x 10'5"

Separate dining room which has easy access to the fully fitted kitchen.



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Kitchen 12'8" x 7'5"

A well presented fitted-kitchen with central heating radiator and a PVCu windows. Door to rear garden.

FIRST FLOOR

Landing 7'10" x 3'82"

Giving access to all first floor rooms.

Bedroom One : 7'6" x 9'30"

Feature uPVC double glazed window to the front elevation Spacious bedroom with carpet, central heating radiator and a PVCu window

Bedroom Two : 15'8" x 10'1'

Another Spacious front elevation bedroom on the first floor complete with fitted wardrobes , central heating radiators, fully carpeted and PVCu window.

Bedroom Three : 12'5" x 10'5"

Another Spacious rear elevation bedroom on the first floor complete with fitted wardrobes , central heating radiators, fully carpeted and PVCu window..

House Bathroom 6'9" x 9'55"

A white three piece suite comprising: bath with shower over, low flush W.C and wash hand basin. Tiled walls with and uPVC double glazed frosted glass window.

EXTERIOR

Garage 16'57 x 8'1

A very spacious garage with a hardwood door giving access to the rear of the garden.

Front/Rear

Spacious garden to the front and rear.

VIEWING ARRANGEMENTS

Strictly by prior telephone appointments with SOLE AGENTS Your Choice Estate Agents

Opening hours Monday to Thursday 09.00am -05.30pm

Friday 09.00am -01.00pm and .03.00pm-05.00pm Saturday 10.00am -04.00pm

Are you thinking of selling or even letting your property!

Call us today on 01274 493333 for a FREE VALUATION without obligation



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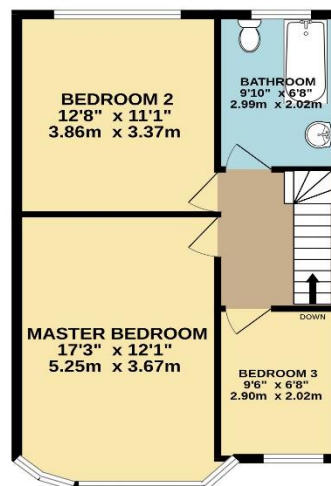
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GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1161 sq.ft. (107.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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DISCLAIMER

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