



74 Hopefield Way

- THREE BEDROOMS
- CUL-DE-SAC LOCATION
- SPACIOUS KITCHEN
- MODERN SEMI-DETACHED

£170,000

EPC Rating '65'





Property Description

DESCRIPTION

This three bedroom semi detached is located in a quiet cul-de-sac area with front and rear gardens, plus a driveway. This property contains a well-presented interior all around and is conveniently located around local amenities, school, shops and transport links.

LIVING ROOM

15' 1" x 10' 5" (4.6m x 3.2m) A spacious living area with a window to the front elevation, electric fireplace, and central heating radiator

KITCHEN

13' 9" x 10' 5" (4.2m x 3.2m) Spacious kitchen/diner with access to the rear garden. The kitchen offers an integrated cooker, hob and extractor fan with a range of wall and base units and splashback tiling.

BEDROOM

12' 1" x 9' 2" (3.7m x 2.8m) Double bedroom with fitted wardrobes, a central heating radiator, and window to the front elevation





BATHROOM

7' 6" x 5' 6" (2.3m x 1.7m) Modern 3-piece suite consisting of a bath with an overhead shower, handwash basin and wc. Plus full tiling across the full bathroom.

BEDROOM

10' 5" x 7' 6" (3.2m x 2.3m) Double bedroom with fitted wardrobes, central heating radiator, and window to the rear elevation.

BEDROOM

7' 2" x 5' 10" (2.2m x 1.8m) Bedroom with central heating radiator and window to the rear elevation



EXTERNAL

Lawned garden to the front. Driveway to the side providing off road parking for one vehicle. Enclosed rear lawned garden with a paved patio area.

DIRECTIONS:



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.

MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your

individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.

RENT-A-HOUSE: Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		

11 Green End
 Clayton
 Bradford
 West Yorkshire
 BD14 6BA

www.whitneys.co.uk
 sales@whitneys.uk.com
 01274880019

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements